This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 444431 DEEDWARR
07/27/2020 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20200727-0082184

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is:$170,000

Affiant Signature

Subscribed and sworn to before me on this the 17th Day of July, 2020

Notary Public

My Commission expires _____/_____/_____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Home Solutions Group, LLC
6688 Nolensville Road, Suite 80-50
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 09205029100

WARRANTY DEED

20NT01298

Effective the 15 Day of July, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Allison M. Dawkins and wife Betty S. Dawkins

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Home Solutions Group, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The following land located in Davidson, Tennessee described as follows:

Land in Davidson County, Tennessee, being the North part of Lot No. 18, Block 1 on the Map of University Place of record in Book 421 at pages 4 and 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Allison M. Dawkins and wife Betty S. Dawkins, by Quitclaim Deed from Allison M. Dawkins and wife, Betty S. Dawkins and Sherita G. Dawkins, unmarried, dated 10/07/2003 and recorded 10/21/2003 as Instrument No. 20031021-0155576, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 804 32nd Ave N, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15 day of July, 2020

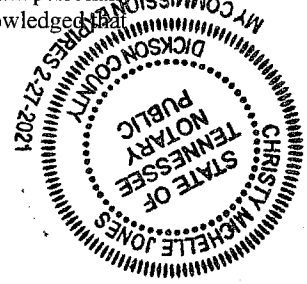
Allison M. Dawkins

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Allison M. Dawkins** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: _____



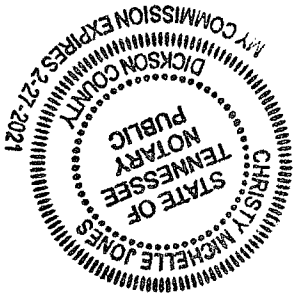
Betty S. Dawkins

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Betty S. Dawkins** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: _____



Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021