Karen Johnson Davidson County
Batch# 473503 DEEDWARR
09/10/2020 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $791.43
20200910-0103316

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $213,900.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of September, 2020.

Notary Public
My Commission expires:

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Patricia Young
7014 Bonnalake Dr,
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 07408021900

WARRANTY DEED

20NT00265

Effective the 9th day of September, 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,

Janiro Hawkins and wife, Canzada Hawkins

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

Patricia Young

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

Being Lot No. 1024 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 1024 fronts 80 feet on the Easterly margin of Bonnalake Drive and extends back 167.18 feet on the Southerly line and 161.24 feet on the Northerly line to a dead line in the rear, measuring 80.31 feet thereon.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Janiro Hawkins and wife, Canzada Hawkins, by Warranty Deed from Harold R. Varden, Trustee with full power to sell, mortgage, encumber or convey without joinder of any beneficiary, dated 05/21/1979 and recorded 05/31/1979 in Book 5443, page 296, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 7014 Bonnalake Dr, Hermitage, TN 37076

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 my hand this the 9th day of September, 2020

Janiro Hawkins

Canzada Hawkins

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Janiro Hawkins and wife, Canzada Hawkins,** 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 persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 9th day of September, 2020.

Notary Public
My commission expires: 9-20-2022

ISIS A KOPEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires
September 20, 2022

202009100103316

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 2-27-2024