Karen Johnson Davidson County
Batch# 519385 DEEDWARR
11/20/2020 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20201120-0136656

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$365,000.00**

*Affiant*

Subscribed and sworn to me on November 16, 2020.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Angela Rose Hawks<br>2592 Hessey Pass<br>Mt. Juliet, Tennessee 37122 | NEW OWNER | 110-03-OA-084.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Robin L. Boyea and Rhonda L. Walters both unmarried, with rights of survivorship,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Angela Rose Hawks, unmarried woman,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84, as shown on the map entitled Final Plat, Phase 3, Lakeside Meadows, of record in Instrument No. 20150406-0029421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBIN L. BOYEA and RHONDA L. WALTERS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from CHRISTOPHER BUTLER AND STEPHANIE BUTLER, HUSBAND AND WIFE, of record in Instrument No. 20180912-0090648, dated September 10, 2018, said Register's Office.

This is **improved** property, known as **2592 Hessey Pass, Mt. Juliet, Tennessee 37122**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against 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 on November 16, 2020.

Robin L. Boyea

Rhonda L. Walters

**STATE OF TENNESSEE** )

COUNTY OF Davidson )

Before me, the undersigned Notary Public, personally appeared **Robin L. Boyea** who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of November 2020.

Notary Public

My Commission Expires: 11-8-2021

(SEAL)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF TENNESSEE** )

COUNTY OF Davidson )

Before me, the undersigned Notary Public, personally appeared **Rhonda L. Walters** who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of November 2020.

Notary Public

My Commission Expires: 11-8-2021

(SEAL)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford. ; do hereby make oath that I am a licensed attorney and/or the 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY