Karen Johnson Davidson County
Batch# 526024 DEEDWARR
12/08/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20201208-0142053

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $307,000.00.

Affiant

Subscribed and sworn before me this the 25th day of November, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Wilson 1202 Stratton Avenue Nashville, TN 37206	New Owner	083-10-0 251.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF LILLIAN ETHEL HAWKINS**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DAVID WILSON, AN UNMARRIED MAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 4TH councilmanic district of Nashville, Davidson County, Tennessee, being a part of a 10 ¼ acre tract known as RICHARDSON PLACE, of record in book 547, page 135, register's office for said county and more particularly described as follows:

Beginning on the northerly side (in pavement) of Lakehurst Drive, approximately 265 feet west of North 20th Street; thence continuing with said Drive, along a non-radial curve to the right, having a radius of 125.16, a distance of 70.98 feet;thence with said Drive N 47° 59' 04" W, 168.0 feet; thence N 00° 49' 55" E, 24.0 feet to the south right of way of an uncut alley; thence with said alley S 83° 31' 33" E, 210.22 feet; thence leaving said alley S 07° 59'' 46" W, 140.51 feet to the point of beginning and containing 0.44 acre, more or less.

Being a portion of the same property conveyed to Carl E. Hawkins and wife, Lillian E. Hawkins, by deed from Howard E. Johnson and wife, Katherine B. Johnson, dated 03/08/1961, of record in Book 3184, page 307, Register's Office for said County, AND a portion of the same property conveyed to Lillian Ethel Hawkins by deed from Billy LaRue Akin and wife, Shirley Rose Akin, dated 10/13/1998, of record in Book 11161, page 767, Register's Office for said County. Divorce Decree of record in The 4th Circuit Court of Davidson County, TN, Docket Number 47258 and of record in Instrument No. 202012080142052, for said County. Divorce Decree having divested the property out of Carl. E. Hawkins and vesting in Lillian E. Hawkins in fee simple. The Said Lillian Ethel Hawkins having since died July 25, 2019, leaving a Last Will and Testament dated 05/12/2016. Said Last Will and Testament having been probated in the Davidson County Probate Court and further referenced by Docket No. 19P1688. Said Will grants the authority to Diane R. Ridgeway as the Executrix of the Estate to convey said property. Lillian E. Hawkins being one in the same as Lillian Ethel Hawkins.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1805 Lakehurst Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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.

DR

Witness my hand this the 25th day of November, 2020.

Estate of Lillian Ethel Hawkins

BY: Diane R. Ridgeway

Diane R. Ridgeway, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Diane R. Ridgeway, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the EXECUTRIX of the within named bargainor, a ESTATE OF Lillian Ethel Hawkins, and that SHE, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF Lillian Ethel Hawkins by the said Diane R. Ridgeway as such EXECUTRIX.

Witness my hand and official seal this 25th day of November, 2020.

My commission expires: 9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731