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WARRANTY DEED

Karen Johnson Davidson County
Batch# 579174 DEEDWARR
02/26/2021 09:05:16 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20210226-0024399

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2021

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayla Marie Wettig and Erickson Danne Wettig	Gateway Mortgage Group, a division of Gateway First Bank	091111F00200CO
(NAME)	(NAME)	
5205 Indiana Avenue, Unit B	244 South Gateway Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jenks, OK 74037	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hawkins Enterprises, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kayla Marie Wettig and Erickson Danne Wettig , wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being **Unit B** as shown on Exhibit "B" of the Declarations and Covenants, Conditions and Restrictions for 5205 Indiana Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200224-0020024, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Hawkins Enterprises, LLC by deed dated February 10, 2020 from Albert L. Fendley of record in Instrument No. 20200212-0015815, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Albert L. Fendley from Betty Hudgins, Wanda Nickens and Douglas Hightower, Mary Lou Parker and James Parker of record in Instrument No. 20070419-0047041, dated April 11, 2007 and recorded on April 19, 2007.

unimproved ☐

This is improved ☑ property, known as 5205 Indiana Avenue, Unit B, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 24th day of February, 2021.

Hawkins Enterprises, LLC

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, I. Dyke Tatum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Hawkins Enterprises, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 24th day of February, 2021.

_____
Notary Public Theresa L. Smith
My Commission Expires: 9/6/2022

File No.: 21-Wettig

