This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 582514 DEEDWARR
03/03/2021 09:48:19 AM 2 pgs
Fees: $13.00 Taxes: $1,416.73

20210303-0027202

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $382,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of FEBRUARY, 2021.

Notary Public
My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/05/2022 DAVIDSON COUNTY SHERRY DENSON PALMER

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
CHAD HAWLEY 561B VERITAS STREET NASHVILLE, TN 37211	Quicken Loans, LLC 1050 Woodward Avenue Detroit, MI 48226-1906	133-05-0-D 002.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARSON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ELSIE LARSON, A MARRIED WOMAN,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to **CHAD HAWLEY AND VICTORIA HAWLEY, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING UNIT B, ON THE PLAN OF HOMES AT 561 VERITAS STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ATTACHED AS EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 561 VERITAS STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20171117-0118414 AND AMENDED IN INSTRUMENT NOS. 20180206-0011873 AND 20190207-0011879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO LARSON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM ELSIE LARSON, A MARRIED WOMAN, DATED FEBRUARY 19, 2019, OF RECORD IN INSTRUMENT NO. 20190220-0015433, OFFICE OF REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO ELSIE LARSON, A MARRIED WOMAN, BY WARRANTY DEED FROM ANDREW TILGHMAN DATED FEBRUARY 19, 2019, OF RECORD IN INSTRUMENT NO. 20190220-0015431, OFFICE OF REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

This property is improved property known as 561 B VERITAS STREET, NASHVILLE, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26TH day of FEBRUARY, 2021.

LARSON PROPERTIES, LLC

BY: _____

ELSIE LARSON, AUTHORIZED SIGNATORY

_____

ELSIE LARSON, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ELSIE LARSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and further acknowledged that s/he is the authorized signatory of Larson Properties, LLC, and as the authorized signatory of Larson Properties, LLC has authority to so act.

Witness my hand and seal in Brentwood, TN, this 26th day of February, 2021.

_____

Notary Public

Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON