WARRANTY DEED

Karen Johnson Davidson County
Batch# 590603 DEEDWARR
03/12/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20210312-0032787

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Divah Hawkins	New Owner	11502001700
(NAME)	(NAME)	
969 Davidson Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **K. Thomas Sidwell**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Divah Hawkins and David Hawkins, wife and husband,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of said County described according to a survey made by Z. J. Wilkinson, Surveyor, February, 1960, as follows:

Beginning on the westerly margin of Davidson Drive at the northeast corner of Lot No. 8 on the Plan of Glennwood, as of record in Book 2854, Page 17, Register's Office for said County; thence with the northerly line of said Lot No. 8, south 88° 15' west 144 feet to the center of a creek; thence with the center of same north 11° 10' east 109.7 feet; thence eastwardly 125 feet to the westerly margin of said Davidson Drive; thence with the same southwardly 100.8 feet to the beginning.

Being the same property conveyed to K. Thomas Sidwell by Warranty Deed dated 05/29/2020, from Loura Jane Herndon Baxendale, of record in Instrument 20200605-0058121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Plat Book 2854, Page 17, in the Register's Office for Davidson County, Tennessee;(2) Rights of tenants under any unrecorded leases.

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.

unimproved ☐

This is improved ☒ 969 Davidson Drive, Nashville, TN 37205

(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 9th day of March, 2021.

K. Thomas Sidwell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Thomas Sidwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March, 2021.

Notary Public:
My Commission Expires: _____

WILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

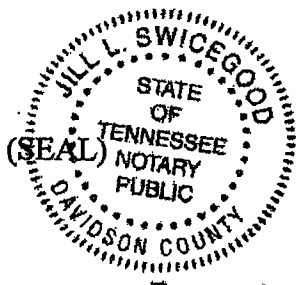
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900