Karen Johnson Davidson County
Batch# 595360 DEEDWARR
03/18/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210318-0036333

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hawkwood Lane, LLC	New Owner	050-11-0-046.00
(NAME)	(NAME)	
146 Southridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Edward C. Hatch, Jr., Executor of The Estate of Juanita Maxine Mumphrey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hawkwood Lane, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 605 and the North 1/2 of Lot No. 604 on the plan of Parkwood Estates, Section 4, of record in Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nathaniel A. Mumphrey, Sr., and daughter, Juanita Mumphrey, and Nathaniel A. Mumphrey, Jr., by Warranty Deed from Alfred L. Crawley and wife, Marshallyne C. Crawley, dated December 15, 1983 and recorded December 16, 1983 in Record Book 6619, Page 5948, Registers Office for Davidson County, Tennessee, AND;

FURTHER being the same property conveyed to Juanita Mumphrey by Quitclaim Deed from Janice Marlowe, Faye Greene, Selma Mumphrey and James R. Mumphrey dated April 23, 2009 and recorded November 25, 2009 in Instrument Number 20091125-0108179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 3306 Hawkwood Lane, Nashville, TN 37027

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, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 my hand this 16th day of March, 2021.

The Estate of Juanita Maxine Mumphrey

BY: _____

Edward C. Hatch, Jr., Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Edward C. Hatch, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged himself to be the Executor of the Estate of Juanita Maxine Mumphrey,the within named bargainor, and that he as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of March, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

_____

Notary Public

My Commission Expires:

(SEAL)

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY