G34480-4
Box 14

WARRANTY DEED

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 620484 **DEEDWARR**
04/22/2021 09:14:55 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20210422-0053852

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Eliza Grace Hawkins
AFFIANT

Subscribed and sworn to before me this the 21st day of April, 2021.

NOTARY PUBLIC

My commission expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1074 HAWKINS *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eliza Grace Hawkins and Williams Hawkins and Elizabeth Hawkins	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
704 Centerpoint Ln	**8024 Calvin Hall Rd.**	091-15-0E-033.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Indian Lane, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cassandra R. Waddell, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eliza Grace Hawkins, an unmarried woman, as to an undivided one-half interest (the "Individual Interest"), and William Hawkins and Elizabeth Hawkins, husband and wife, as to an undivided one-half interest (the "Entireties Interest") with the Individual Interest, and Entireties Interest, as they relate to each other, being held as joint tenants with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Richland Station, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Richland Station, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Richland Station, as shown on Exhibit "C" to the Declarations of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Cassandra R. Waddell, an unmarried woman by Warranty deed from Justin Spears and Jessica Wallen now known as Jessica Wallen Spears, husband and wife of record in Instrument No. 20171102-0112421 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 02, 2017.

DESIGNATED as Tax ID: 091-15-0E-033.00-CO

This is
unimproved ☐
improved ☒ property known as 704 Centerpoint Ln, 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 hand this the 21st day of April, 2021.

Cassandra R. Waddell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Cassandra R. Waddell**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 21st day of April, 2021.

Kristi McCoy
Notary Public

My Commission Expires:

3/25/2023

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KRISTI MCCOY