WARRANTY DEED

Karen Johnson Davidson County
Batch# 620514 **DEEDWARR**
04/22/2021 09:32:17 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210422-0053895

J-SB-DHR-21-1808

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVDISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathleen Marie Hawkins	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	**188-10-0A-117.00-CO**
7336 Berry Hill Dr	**2701 Wells Fargo Way**	
(ADDRESS)	(ADDRESS)	
Rancho Palos Verdes, CA 90275	**Minneapolis, MN 55467**	
(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 consideration, the receipt of which is hereby acknowledged, **ANDREA DEFALCO AND ASHLEY DEFALCO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN HAWKINS, A SINGLE PERSON; AS SOLE OWNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Final Plat Subdivision Carothers Crossing Phase 2, Section 2, Lots 62-123 of record in Plat at Instrument No. 20070807-0093935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea DeFalco, a single woman and Ashley Smith, a single woman by Warranty deed from Jerry W. Pruitt and Gloria J. Pruitt, husband and wife of record in Instrument No. 20190703-0064948 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 03, 2019 and Scriveners Affidavit recorded on July 29, 2019, in Instrument No. 20190729-0074489.

Andrea DeFalco having since married. Ashley Thomas having since married and is now known as Ashley DeFalco.

This conveyance is subject to:
• Taxes for the year 2021, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20070807-0093935, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, supplemented inInstrument No. 20070821-0099818 and Instrument No. 20080515-0049892, Register's Office for Davidson County, Tennessee.
• Master Deed Restrictions for Carothers Crossing of record in Instrument Number 20070627-0076581, as amended in Instrument No. 20080515-0049893, in Instrument No. 20171002-0100689, corrected by Scrivener's Affidavit recorded in Instrument No. 20171220-0129697, amended in Instrument No. 20180125-0008094, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Declaration of Easement of record in Instrument Number 20140507-0038903, in the Register's Office for Davidson County, Tennessee.
• Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070703-0079178 and Instrument No. 20071026-0126493, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in

Instrument Number 20070711-0082648, in the Register's Office for Davidson County, Tennessee.
- Declaration of Right of Way Easement for a Public Roadway with no restrictions of record in Instrument No. 20070511-0056717 and Instrument No. 20070511-0056718, in the Register's Office for Davidson County, Tennessee.
- Access, Drainage, Utilities and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
- Easement for pipeline of record in Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
- Easement and Memorandum of Agreement of record in Instrument Number 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
- Trustee's Deed for Common Area of record in Instrument Number 20150831-0087995, in the Register's Office for Davidson County, Tennessee.
- Assignment and Assumption of Declarant Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 Grace Point Ln, Nolensville, Tennessee 37135**.

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 heirs and 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 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 hand(s) this the 19th DAY OF APRIL, 2021.

Andrea DeFalco

Andrea DeFalco

Ashley DeFalco

Ashley DeFalco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA DEFALCO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY DEFALCO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212