ADDRESS NEW OWNER: Robert Eric Hawley
352 Upper Mill Drive
Antioch, TN 37013

SEND TAX BILL TO: New Owner

Karen Johnson Davidson County
Batch# 628825 DEEDWARR
05/04/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210504-0059686

MAP-PARCEL NOS. 173150A12900CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

* and as Executor of the Estate of Linda Lee Smith

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Alexandra M. Smith, unmarried,* Danielle N. Smith, unmarried, Marcus W. Hogins, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert Eric Hawley** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Final Plat of Mill Run Subdivision, Phase 2, as of record in Instrument No. 20011009-0109754, amended by Instrument No. 20020605-0067914 and 20020605-0067915, Register's Office for Davidson County, Tennessee, to which said plat of reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Linda Lee Smith, an unmarried woman, and Marcus W. Hogins, a married man, from Andrew W. Dodd and Mallory L. Dodd, husband and wife, by Warranty Deed recorded on September 21, 2018, of record in Instrument No. 20180921-0093683, Register's Office for Davidson County, Tennessee. Linda Lee Smith died testate on August 5, 2020 and devised her 1/2 interest in said property to Danielle Nicole Smith and Alexandra Margareta Smith pursuant to her last will and testament, Docket No. 21P61 in The Circuit Court of Davidson County, Tennessee, Probate Division.

Linda Lee Smith was also known as Linda Lee Dayle.

Marcus W. Hogins warrants that the subject property has never been used as his marital residence and is not subject to any marital rights therein.

Alexandra M. Smith, Executor of the Estate of Linda Lee Smith, joins in this deed and warrants that there are no matters affecting the Estate of Linda Lee Smith that would cause result in an encumbrance on the title to the subject Property being conveyed herein.

Said property is being conveyed "AS-IS".

This is property with a common address of 352 Upper Mill Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20011009-0109754, amended in Instrument No. 20020605-0067914 and 20020605-0067915, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 11675, Page 472; amended in Instrument No. 20000215-0015152, 20020701-0079016, and 20021121-0144876, said Register's Office.(4) By-Laws in Book 11675, Page 497, said Register's Office.(5) Charter and Articles of Organization for Homeowners Association in Instrument No. 19991207-0300674, said Register's Office.(6) Transmission Line Easement of record in Book 3933, Page 359, said Register's Office.(7) Sewer Easement of record in Book 10448, Page 188, said Register's Office.(8) Landscape Easement of record in Instrument No. 20010405-0033587, said Register's Office.(9) Stormwater Detention Agreement of record in

Instrument No. 20010405-0033586, said Register's Office.(10) Easement for Conservation Greenway of record in Instrument No. 20011024-0116286, said Register's Office.(11) Quitclaim Deed to Homeowner's Association for open space of record in Instrument No. 20011219-0139981, said Register's Office.(12) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 20111117-0089838, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of April 2021.

X Alexandra Smith
Alexandra M. Smith, individually

X Danielle N. Smith
Danielle N. Smith

X Alexandra M. Smith, Executor
Alexandra M. Smith, Executor of the Estate of Linda Lee Smith

Notary

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Danielle N. Smith, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of April 2021.

R. LOPES NOTARY EXPIRES GEORGIA October 9, 2021 PUBLIC GWINNETT COUNTY

Notary Public
My Commission Expires: 10/09/2021

Notary

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Alexandra M. Smith, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of April 2021.

R. LOPES NOTARY EXPIRES GEORGIA October 9, 2021 PUBLIC GWINNETT COUNTY

Notary Public
My Commission Expires: 10/09/2021

Notary

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Alexandra M. Smith, Executor of the Estate of Linda Lee Smith** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of April 2021.

R. LOPES NOTARY EXPIRES GEORGIA October 9, 2021 PUBLIC GWINNETT COUNTY

Notary Public
My Commission Expires: 10/09/2021

Marcus W. Hogins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Marcus W. Hogins, married,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of April 2021.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $335,000.00.

Affiant

Subscribed and sworn before me this 30th day of April 2021.

Notary Public
My Commission Expires:

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

File No. 2104-084

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
DAVIDSON COUNTY