This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $725,000.00.

Affiant

Subscribed and sworn before me this the 28 day of April, 2021.

Notary Public
My commission expires: 6.24.2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Che Mock 1413 B Hawkins St Nashville, TN 37203	NEW OWNER	093-13-0K 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILY STEWART AND JOHN WOODLEE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHE MOCK, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1413-B as established by the Declaration of Covenants, Conditions and Restrictions for Hawkins Townhomes, a Horizontal Property Regime with Private elements, of record in Instrument No. 20120328-0030711, Register's Office of said County, and being further shown on the plat attached thereto as Exhibit B, to which plat reference is hereby made for a more complete description, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and Planned Unit development, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Emily Stewart and John Woodlee, by deed dated 09/23/2014, from Kelli J. Shutt, of record in Instrument No. 20140925-0088073, as corrected in Instrument No. 20160219-0015902, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1413 B Hawkins St, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 635128 DEEDWARR
05/13/2021 10:35:08 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20210513-0064637

EB
JW by EB, AIF

Witness my hand this the 28th day of April, 2021.

Emily Stewart

John Woodlee by: Emily Stewart Attorney-in-fact
John Woodlee
BY: Emily Stewart as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Stewart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2021.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28th day of April, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Emily Stewart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Woodlee by Specific POWER OF ATTORNEY dated 04/27/2021, and who acknowledged that he executed the same as the free act and deed of John Woodlee.

Witness my hand and official seal this 28th day of April, 2021.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY