WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

JM-SB-BR-21-4010

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)
Amanda Macaluso	**NEW OWNER**	
(NAME)	(NAME)	**061-11-0-322.00**
4010 Burrus St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **AUSTIN HAWKINS, UNMARRIED AND PERRY HAWKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA MACALUSO, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31B on the Plan of Final Plat of 1000 Virginia Ave of record in Plat at Instrument No. 20140523-0044635, 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 Austin Hawkins, unmarried, and Perry Hawkins, married, as tenants in common with rights of survivorship by Warranty deed from Radames Rodriguez and Kristan Rodriguez a/k/a Kristan Hensley, husband and wife of record in Instrument No. 20200520-0052576 Register's Office for Davidson County Tennessee, dated May 15, 2020 and recorded on May 20, 2020.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat at Instrument No. 20140523-0044635, 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: **4010 Burrus St, Nashville, Tennessee 37216**.

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.

Karen Johnson Davidson County
Batch# 645288 **DEEDWARR**
05/27/2021 12:15:46 PM 2 pgs
Fees: $13.00 Taxes: $2,182.63

20210527-0071953

Witness my/our hand(s) this the 24th DAY OF MAY, 2021.

Austin Hawkins

Perry Hawkins

STATE OF ~~TENNESSEE~~ Texas DC
COUNTY OF ~~DAVIDSON~~ Dallas DC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN HAWKINS, 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 24th of May, 2021.

Notary Public
My Commission Expires: 02/16/2023
(SEAL)

DELLA KAY RALSTON
Notary Public, State of Texas
Comm. Expires 02-16-2023
Notary ID 13011903-0

STATE OF ~~TENNESSEE~~ Texas DC
COUNTY OF ~~DAVIDSON~~ Dallas DC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERRY HAWKINS, 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 24th of May, 2021.

Notary Public
My Commission Expires: 02/16/2023
(SEAL)

DELLA KAY RALSTON
Notary Public, State of Texas
Comm. Expires 02-16-2023
Notary ID 13011903-0

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