Karen Johnson Davidson County
Batch# 688037 DEEDWARR
07/30/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210730-0103075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0594

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard P. Karg and wife, Marcia Y. Karg	New Owner	Map: 14715011000
(NAME) 4905 Millerwood Dr.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARILYN SUE HAWKINS, DONALD HAWKINS, LEANNE HAWKINS, JAIME SUE HAWKINS HAYES, DAVID C. MERIWETHER, DAVID SCOTT MERIWETHER, AND LAURA ANNE MERIWETHER DEVISEES UNDER THE WILL OF BETTY SUE HAWKINS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICHARD P. KARG AND WIFE, MARCIA Y. KARG,

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:

BEING Lot No.15, on the Plan of Whispering Hills, Section V, as of record in Book 3300, Page 11, Register's Office for said County. BEGINNING at a point in the east margin of Millerwood Drive, at the corner of Lots 15 and 16; thence with said Drive, southerly 110 feet; thence around a curve, in a southeasterly direction 39.3 feet to a point in the northerly margin of Purnell Drive; thence east along said Drive, 125.8 feet to the corner of Lot Nos.15 and 25; thence north along the line between said lots, 137.4 feet to a corner of Lots 15 and 16; thence west along the line between said lots; 139.1 feet to the point of beginning.

Being the same property conveyed to David T. Hawkins and wife, Betty L. Hawkins, by Deed of record in Book 4677, Page 890, Register's Office for Davidson County, Tennessee. The said David T. Hawkins died March 22, 1980 and title vested in Betty L. Hawkins, as surviving tenant by the entirety. The said Betty L. Hawkins died testate on December 19, 2020 and the Will was admitted to Probate as Probate No. 21P1057 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Betty Sure Hawkins. See also, Affidavit of Heirship of record in Instrument No. 202107300103063, Instrument No. 202107300103064, Instrument No. 202107300103065, Instrument No. 202107300103066, Instrument No. 202107300103067, Instrument No. 202107300103068.

Betty Sue Hawkins and Betty L. Hawkins being one and the same person.

Power of Attorney of record in Instrument No. 202107300103069, Instrument No. 202107300103070, Instrument No. 202107300103071, Instrument No. 202107300103072, Instrument No. 202107300103073, Instrument No. 202107300103074.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 11, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3255, Page 587, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 516 Purnell Dr, Nashville, TN 37211
(House No.) (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 our hands this 29th day of July, 2021.

Marilyn Sue Hawkins

Donald Hawkins by Marilyn Sue Hawkins his Attorney In Fact
Donald Hawkins by Marilyn Sue Hawkins his Attorney In Fact

Leanne Hawkins by Marilyn Sue Hawkins her Attorney In Fact
Leanne Hawkins by Marilyn Sue Hawkins her Attorney In Fact

Jaime Sue Hawkins Hayes by Marilyn Sue Hawkins her Attorney In Fact
Jaime Sue Hawkins Hayes by Marilyn Sue Hawkins her Attorney In Fact

David C. Meriwether by Marilyn Sue Hawkins his Attorney In Fact
David C. Meriwether by Marilyn Sue Hawkins his Attorney In Fact

David Scott Meriwether by Marilyn Sue Hawkins his Attorney In Fact
David Scott Meriwether by Marilyn Sue Hawkins his Attorney In Fact

Laura Anne Meriwether by Marilyn Sue Hawkins her Attorney In Fact
Laura Anne Meriwether by Marilyn Sue Hawkins her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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

Witness my hand and official seal this, 29thth day of July, 2021.

My Commission Expires: 3/7/2023

Notary Public

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Marilyn Sue Hawkins, 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 on behalf of Donald Hawkins, Leanne Hawkins, Jaime Sue Hawkins Hayes, David C. Meriwether, David Scott Meriwether, and Laura Anne Meriwether, as his/her ~~Attorney-in-Fact~~, as the free act and deed of the within named Donald Hawkins, Leanne Hawkins, Jaime Sue Hawkins Hayes, David C. Meriwether, David Scott Meriwether, and Laura Anne Meriwether.

Witness my hand and official seal this 29th day of July, 2021.

My Commission Expires: 3/7/2023

Notary Public

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Certification of Recorded Documents

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2021.

AFFIANT) – Aubrey Seavers

07/29/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of July, 2021

My commission expires: 3/6/24

Notary Public

