Karen Johnson Davidson County
Batch# 709540 DEEDWARR
09/02/2021 12:50:28 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210902-0118539

WARRANTY DEED

HAWKS-T21130

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF August, 2021.

(Affix Seal) Notary Public

My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan Robert Hawks, unmarried	Movement Mortgage	091-06-0-227.00
5606B Louisiana Avenue	8024 Calvin Hall Road	
Nashville, TN 37209	Indian Land, SC 29707	

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, I/we, JOHN L. PONTIUS AND MAUREEN BLAHA, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JONATHAN ROBERT HAWKS, UNMARRIED, hereinafter called the Grantee(s), their heirs 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. 1515, Block 30 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to John L Pontius and Maureen Blaha, as joint tenants with rights of survivorship from Kenneth Vanover, a single man by Warranty Deed dated 9/6/19 and filed for record on 9/10/19 in Instrument No. 20190910-0091152, in Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plat of record in Plat Book 57, page 172, Plan of No. 2 of West Nashville, said Register's Office, including any and all revisions, corrections and or amendments thereto of record.

( ) unimproved
This is (X) improved property known as 5606B Louisiana Avenue, Nashville, Tennessee 37209 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of August, 2021 :

John L. Pontius

Maureen Blaha

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, the within named JOHN L. PONTIUS AND MAUREEN BLAHA, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, the bargainor(s), with whom I am personally acquainted or 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 Hendersonville, Tennessee, this 31st day of August, 2021.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary Public

My Commission Expires: _____