Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0471

Karen Johnson Davidson County
Batch# 711020 DEEDWARR
09/07/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210907-0119686

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2021

Notary Public

Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan Hawks 1445 McGavock Pike Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	072-08-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ronald H. Tosh, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Hawks, a married man

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:

LAND in Davidson County, Tennessee, being Lot No. 12 and the easterly 20 feet of Lot No. 11 and the westerly 20 feet of Lot No. 13 on the Map of Inglewood Golf Club Estates, of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee.

SAID lot and parts of said lots front 100 feet on the northerly side of McGavock Pike and run back between parallel lines 329 feet, more or less, on the west line of said part of Lot No. 11 and 275 feet, more or less, on the east line of said part of Lot No. 13, to the center line of a drain in the rear on which they measure 106.5 feet, more or less.

BEING the same property conveyed to Ronald H. Tosh and wife, Peggy Y. Tosh by Warranty Deed from Peggy Lampley Robeson, dated 3/25/1983 and recorded 3/30/1983 in Book 6018, Page 709, Register's Office for Davidson County, Tennessee.

Further being the same property divested out of Peggy Y. Tosh and vested in Ronald H. Tosh by Final Decree and Marital Dissolution Agreement filed in the Circuit Court for Davidson County, Tennessee, Docket No. 88D-950 and filed for record 8/17/1988 in Book 7629, Page 57, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1445 McGavock Pike, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of August, 2021.

Ronald H. Tosh

Ronald H. Tosh

STATE OF TENNESSEE
COUNTY OF SUMNER

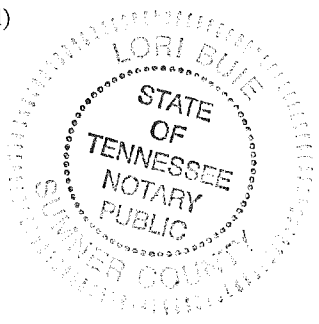
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald H. Tosh** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of August, 2021.

Lori Buie

Notary Public
My Commission Expires: 8/21/23

(Notary Seal)



True Copy Certification

I, Yvette Meldrum, 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 August 31, 2021.

Affiant Signature _____

August 31, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of August 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025