WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 712883 DEEDWARR
09/10/2021 12:02:44 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210910-0121543

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hawkwood Lane, LLC 3013 Hillhurst Drive Nashville, TN 37207	NEW OWNER	060-07-0-010

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, **Sabrina Gayle Jones Birdine-Moore**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Hawkwood Lane, LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 105 on the Map of Section One, Hillhurst Acres, of record in Book 2331, Page 50 and 51, Register's Office for Davidson County, Tennessee, and described as follows;

Beginning at a point in the northwesterly margin of Lyndale Drive at the corner of Lots 104 and 105; thence with the line between said lots northwesterly 234.70 feet to a corner of Lot 106: thence with the line between Lots 105 and 106, northeasterly 237.60 feet to the westerly margin of Hillhurst Drive; thence with the margin of the same, southeasterly 145 feet to the beginning of a curve; thence around said curve southerly 38.24 feet to the margin of Lyndale Drive; thence with the margin of the same, southwesterly 134.20 feet to the beginning

Being the same property conveyed to Grace M. Jones, by Warranty Deed from Thomas E. Fortner and wife, Sadie Fortner dated 05/13/1994 in Book 9351 Page 730, Register's Office for Davidson County, Tennessee

The said Grace M. Richardson F/K/A Grace M. Jones died intestate on 09/30/2015 , leaving the said Sabrina Gayle Jones Birdine-Moore his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3013 Hillhurst Drive, Nashville, TN 37207

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 my/our hand(s) this the 7th day of September, 2021.

Sabrina Gayle Jones Birdine-Moore

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sabrina Gayle Jones Birdine-Moore with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th of September, 2021.

Notary Public

My Commission Expires: 8/10/25

(SEAL)

