Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, wl greater, for this transfer is $401,000.

Affiant

Subscribed and sworn to before me this 29th day of September, 2021.

Notary Public
My Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 728790 **DEEDWARR**
10/01/2021 10:59:26 AM 2 pgs
Fees: $13.00 Taxes: $1,483.70

20211001-0132263

2021-580

Address of New Owner:	Send Tax Bills to:	Tax Information:
Martha Allen Collins and Kenneth Clark Collins Jr.	New owner	
2310 Elliott Avenue #824		105-14-0C-824.00-CO
Nashville, TN, 37204		

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, we

Donald W. Hawkins and wife, Joy L. Hawkins,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Martha Allen Collins and Kenneth Clark Collins Jr., wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 824, The Park at Melrose Park Condominiums, as established under Master Deed of record in Plat at Instrument No. 20070917-0110745, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete particular description of said unit.

Being the same property conveyed to Donald W. Hawkins and wife, Joy L. Hawkins by Warranty deed from Kevin M. Jordan and Emily M. Jordan, husband and wife of record in Instrument No. 20101014-0082118 Register's Office for Davidson County, Tennessee, dated October 08, 2010 and recorded on October 14, 2010.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2310 Elliott Avenue #824, #824, Nashville, TN 37204.**

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 September, 2021.

Donald W. Hawkins

Joy L. Hawkins

STATE OF UTAH
COUNTY OF KANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Hawkins and Joy L. 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 at Kanab, Utah, this 29th day of September, 2021.

MARCIA DAY
NOTARY PUBLIC
STATE OF UTAH
COMM. # 715676
COMM. EXP. 01-26-2025

Notary Public
My Commission Expires: 1/26/25