WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,000.00

Christie Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 2021

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gore & Reynolds, PLLC
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 230, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Von Hawkins and Michelle Hawkins	NewCastle Home Loans LLC	066000045.00
(NAME) 8449 Biggs Road	(NAME) 1700 W. Cortland Street	Karen Johnson Davidson County Batch# 731794 DEEDWARR 10/08/2021 09:47:30 AM 4 pgs Fees: $23.00 Taxes: $1,901.80 20211008-0135397
(ADDRESS) Nashville, TN 37209	(ADDRESS) Chicago, IL 60622	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we **Joshua S. Grogan and Corey E. Wagar Grogan, husband and wife, and Ladena J. Abernathy, a married woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Von Hawkins and Michelle Hawkins, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at an iron rod situated in the easterly margin of Biggs Road, said point being the southwest corner of the Michael and Allison Biggs property of record in Book 10086, Page 345, Register's Office for Davidson County, thence leaving said road, South 47 degrees 08 minutes 17 seconds East a distance of 90.49 feet to an iron rod; thence South 51 degrees 33 minutes 41 seconds East a distance of 120.00 feet to an iron rod; thence South 01 degrees 08 minutes 01 seconds East a distance of 238.00 feet to an iron rod; thence South 09 degrees 47 minutes 07 seconds East a distance of 217.74 feet to an iron rod; thence South 09 degrees 13 minutes 01 seconds East a distance of 127.35 feet to an iron rod; thence, South 18 degrees 09 minutes 55 seconds East a distance of 307.81 feet to an iron rod; thence South 64 degrees 44 minutes 56 seconds West a distance of 42.93 feet to a metal fence post; thence South 39 degrees 52 minutes 38 seconds West a distance of 128.08 feet to a metal fence post; thence South 44 degrees 22 minutes 07 seconds West a distance of 90.57 feet to a metal fence post; thence South 48 degrees 39 minutes 05 seconds West a distance of 47.02 feet to an iron rod; thence North 36 degrees 42 minutes 43 seconds West a distance of 935.80 feet to an iron rod situated in the easterly margin of Biggs Road; thence along said road, along a curve to the right, having a central angle of 02 deg. 48 min. 43 sec., a radius of 2256.21 feet, a tangent of 55.37 feet, a length of 110.73 feet and having a chord which bears N 48 deg. 05 min. 33 sec. E, a distance of 110.72 feet to an iron rod; thence along said road, North 49 degrees 30 minutes 02 seconds East a distance of 219.22 feet to an iron rod; thence along said Road, along a curve to the left, having a central angle of 25 degrees 36 minutes 21 seconds, a radius of 233.41 feet, a tangent of 53.04 feet, a length of 104.31 feet and having a chord which bears North 36 degrees 41 minutes 50 seconds East a distance of 103.45 feet to an iron rod; thence along said road, along a curve to the right, having a central angle of 19 degrees 54 minutes 28 seconds, a radius of 159.13 feet, a tangent of 27.93 feet, a length of 55.29 feet, and having a chord which bears North 33 degrees 50 minutes 53 seconds East a distance of 55.01 feet to an iron rod;

thence along said road, North 43 degrees 48 minutes 09 seconds East a distance of 171.98 feet to the point of beginning and containing 10.894 acres of land, more or less, according to survey of Dale & Associates, Nashville, Job #98003, performed by Allen R. Trumbo, Registered Land Surveyor #1127.

Being the same property conveyed to Joshua S. Grogan and Corey E. Wagar Grogan, husband and wife, Ladena J. Abernathy, a married woman by Warranty Deed from Wilma G. Jeffus, an unmarried woman, dated 08/28/2019, of record in Instrument 20190913-0092986, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8449 Biggs Road, Nashville, TN 37209

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of October 2021.

Joshua S. Grogan

Corey E. Wagar Grogan

for Ladena J Abernathy by Joshua S Grogan, her Attorney-in-Fact

Ladena J. Abernathy by Joshua S. Grogan, her Attorney-in-Fact

State of Tennessee
County of Williamson

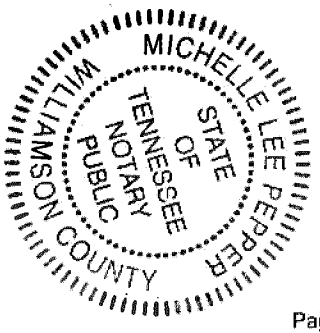
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua S. Grogan and Corey E. Wagar Grogan the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of October, 2021.

Michella Pepper

Notary Public:

My Commission Expires: July 24, 2023



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joshua S. Grogan**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Ladena J. Abernathy** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Ladena J. Abernathy** and is authorized by **Ladena J. Abernathy** to execute this instrument on her behalf.

This the 1st day of October 2021.

Michelle Pepper
Notary Public

My commission expires: July 24, 2023

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Certificate of Authenticity

I, Christie Daniels, 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 October 1, 2021.

Date

Christie Daniels

Affiant Signature

October 6, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of October, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY