WARRANTY DEED

Karen Johnson Davidson County
Batch# 738818 DEEDWARR
10/18/2021 02:49:15 PM 3 pgs
Fees: $18.00 Taxes: $1,361.60

20211018-0139758

T-LRE-21-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Courtney M. LaFreniere	**Broker Solutions, Inc. dba New American Funding**	
(NAME) **2014 McGavock Pike**	(NAME) **14511 Myford Road, # 100**	**073-01-0-010.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Tustin, CA 92780**	
(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 consideration, the receipt of which is hereby acknowledged, **PATRICIA H. HAWTHORNE, MARRIED AND MARGARET LEE HAWTHORNE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY M. LAFRENIERE AND BOGDAN I. NEDELCU, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 The Southerly One-Half of Lot No. 11 and North 5 Feet of Lot No. 12 on The Plan of Country Club Estates, Block "G", as of Record in Plat Book 843, Page 95, Register's Office of Davidson County.

Said Parts of Said Lots Front 55 Feet on The Easterly Line of McGavock Pike and Runs Back Between Parallel Lines 165 Feet to a Dead Line in The Rear Measuring 55 Feet Thereon.

Being the same property conveyed to Patricia H. Hawthorne and Margaret Lee Hawthorne as Joint Tenants with full rights of survivorship by Warranty deed from Joshua R Stewart and Elizabeth Megan Thomason, as Joint Tenants With Full Rights of Survivorship of record in Instrument No. 20140516-0042057 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 16, 2014.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF PATRICIA H. HAWTHORNE (GRANTOR) HEREIN.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1107, Page 388, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2014 McGavock Pike, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 8th DAY OF OCTOBER, 2021.

Patricia H. Hawthorne

Margaret Lee Hawthorne

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA H. HAWTHORNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2021.

Katherine G. Robinson
Notary Public
My Commission Expires: 12/14/21
(SEAL)

KATHERINE G. ROBINSON
My Commission Expires
NOTARY PUBLIC
12/14/2021
ALABAMA STATE AT LARGE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET LEE HAWTHORNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of October, 2021.

SEE ATTACHED

10/11/2021

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO)

On 10/11/2021 before me, MARIO CAMPOLLO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Margaret Lee Hawthorne,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARIO CAMPOLLO
COMM. #2347438
NOTARY PUBLIC • CALIFORNIA
San Francisco County
Commission Expires FEBRUARY 17, 2025

Signature _____ (Seal)