Karen Johnson Davidson County
Batch# 743547 DEEDWARR
10/26/2021 11:48:43 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20211026-0143753

NEW OWNER(S):

KAITLYN A. DAVIS

SEND TAX BILLS TO:

Kaitlyn A. Davis
2543 Hibbitts Road
Nashville, TN 37214

(address of above party)

Map 95 Group 08-0 Parcel_181.00

TAX ASSESSOR

STATE OF TENNESSEE
COUNTY OF DeKALB
I, or we, hereby swear or affirm the actual consideration for this transfer or the value of the property transferred, whichever is is greater, is $ 240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

Affiant

Sworn to and subscribed before me this the 25th day of October, 2021.

NOTARY PUBLIC OR REGISTER OF DEEDS
My comm. expires: 10/2/21

TECIA PUCKETT PRYOR STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

BARBARA HAWKINS EARHEART AND KAREN HAWKINS DAVIS, CO-TRUSTEES OF THE DORIS A. HAWKINS REVOCABLE LIVING TRUST DATED JANUARY 29, 1998

TO DEED

KAITLYN A. DAVIS

This document prepared upon information given by the parties, for which the preparer assumes no responsibility:

Prepared by:
Tecia Puckett Pryor
Attorney-at-Law
312 West Broad Street
Smithville, TN 37166

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand Dollars ($240,000.00), cash in hand paid to the undersigned, the receipt of same being hereby acknowledged, and other good and valuable considerations, **BARBARA HAWKINS EARHEART AND KAREN HAWKINS DAVIS, CO-TRUSTEES OF THE DORIS A. HAWKINS REVOCABLE LIVING TRUST DATED JANUARY 29, 1998,** have this day bargained and sold, and does hereby transfer and convey, unto **KAITLYN A. DAVIS,** a single person, her heirs and assigns, certain lands situated in Davidson County, Tennessee, described as follows:

Being Lot No. 94 on the Plan of Woodberry Park, as of record in Book 2133, Page 117, 118, and 119, said Register's Office of Davidson County, Tennessee.

Said Lot No. 94 fronts 82 feet on the South side of Hibbitts Road, and runs back between parallel lines, 177.8 feet to a dead line in the rear measuring 82 feet thereon.

Being the same property conveyed to Doris A. Hawkins, Trustee U/A/D January 29, 1998, of the Hawkins Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by Quitclaim Deed from Doris C. Hawkins, individually of record in Book 10806, page 315, Register's Office for Davidson County, Tennessee, dated January 29, 1998, and recorded on February 24, 1998. For further reference, being the same property conveyed to Joseph H. Hawkins and wife, Doris C. Hawkins, by Warranty Deed from Southland Construction Company, a Tennessee Corporation, of record in Book 2449, page 5, Register's Office, Davidson County, Tennessee, dated September 7, 1955, and recorded on September 8, 1955. Joseph H. Hawkins pre-deceased Doris A. Hawkins. Doris A. Hawkins is now deceased.

Being also known as 2543 Hibbitts Road, Nashville, Tennessee 37214-2823.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the grantors' right, title, estate and interest thereto belonging, to the said **KAITLYN A. DAVIS,** a single person, her heirs and assigns, forever.

Grantors covenant with the grantee herein that as co-trustees, they are lawfully seized and possessed of said lands in fee simple; that they have a good and lawful right to convey same; that same are unencumbered; and they warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantors hereunto affix their signatures on this the 25th day of October, 2021.

DORIS A. HAWKINS REVOCABLE LIVING TRUST DATED JANUARY 29, 1998

BY: Barbara Hawkins Earheart
BARBARA HAWKINS EARHEART
Co-Trustee

BY: Karen Hawkins Davis
KAREN HAWKINS DAVIS
Co-Trustee

GRANTORS

STATE OF TENNESSEE
COUNTY OF DeKALB

Before me, a Notary Public in and for the aforesaid state and county, personally appeared **BARBARA HAWKINS EARHEART AND KAREN HAWKINS DAVIS,** with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the Doris A. Hawkins Revocable Living Trust dated January 29, 1998, and are duly authorized by said Revocable Living Trust Agreement to execute this instrument on behalf of Doris A. Hawkins Revocable Living Trust dated January 29, 1998.

Witness my hand and seal of office in Smithville, Tennessee, on this the 25th day of October, 2021.

Tecia Puckett Pryor
NOTARY PUBLIC

My comm. expires: 8/27/25.

TECIA PUCKETT PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY