WARRANTY DEED

Karen Johnson Davidson County
Batch# 744601 DEEDWARR
10/27/2021 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211027-0144138

File No. BC-21-1465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/13/22

(AFFIX SEAL)

TIFFANY L. WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irene Williams	New Owner	
(NAME)	(NAME)	
3131 Edgemont Drive	3131 Edgemont Drive	085-07-0-109.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Kenneth D. Green and Victor Green, heirs of the Estate of Hilda Faye Hawkins, deceased**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Irene Williams, unmarried, Lisa Williams, unmarried and Wendy Williams, unmarried, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 139 on the Plan of Stanford Country Club Estates, Section 4, as of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 139 fronts 109.76 feet on the Southerly side of Edgemont Drive, and runs back 118.9 feet on the Easterly line and 186.77 feet on the Westerly line to a dead line in the rear on which it measures 104.45 feet.

Being the same property conveyed to James E. Green and wife, Hilda Faye Green by Deed of record in Book 3676, Page 229, Register's Office for Davidson County, Tennessee.

Said James Edward Green became divested and said Hilda Faye Williams Green, became solely vested by way of Decree of record in Book 4502, Page 181, Register's Office for Davidson County, Tennessee, dated April 17, 1971 and recorded on April 17, 1971.

Hilda Faye Williams Green remarried Richard Harley Hawkins and is now known as Hilda Faye Hawkins. Richard Harley Hawkins predeceased her. Hilda Faye Hawkins subsequently died on May 13, 2021, Intestate. Petitioner, Kenneth D Green, filed for Probate in Docket No. 21P1559 Chancery Court of Davidson County, Tennessee. In accordance with the court, Kenneth Green is named Personal Representative of the Estate of Hilda Faye Hawkins, deceased. Upon the death of Hilda Faye Hawkins, the subject property vested into her heirs at law: Victor Green and Kenneth D. Green. SEE ALSO: Affidavit of Heirship recorded at Instrument No. ____202110270144137_____, Register's Office for Davidson County, Tennessee.

This is property more commonly known as:
3131 Edgemont Drive, Nashville, TN 37214.

Grantors further covenant and warrant that Hilda Faye Williams Green is one and the same person as Hilda Faye Hawkins.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 20th day of October, 2021.

Kenneth D. Green

Victor Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2021, before me personally appeared Kenneth D Green and Victor Green, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of October, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE CARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Manno, 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 10/20/21.

Date

Affiant Signature

10/20/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON