Karen Johnson Davidson County
Batch# 744755 DEEDWARR
10/27/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211027-0144336

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Susan Hayworth Foley
320 Old Hickory Blvd.
Nashville, TN 37221

SEND TAX BILL TO:

New Owner

MAP/PARCEL 128-12-0A-011.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Renae Spencer Hawkins, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Susan Hayworth Foley, a married woman, hereafter called the GRANTEES,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit 11, Building No. 3, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, as shown on the plat of Section 3, Phase 1A, Eagle Ridge at the Reserve Condominiums, recorded as Exhibit A to Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended in instrument No. 20020304-0026998, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Ranae Spencer Hawkins by Warranty deed from Roger B. Bailey and Pamela J. Bailey, husband and wife of record in Instrument No. 20200803-0085597 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 03, 2020.

Being the same property conveyed to Renae Spencer Hawkins by Quitclaim deed from Larry Gene Hawkins of record in Instrument No. 20210722-0098642 Register's Office for Davidson County, Tennessee, dated July 08, 2021 and recorded on July 22, 2021.

This is improved property known as: **320 Old Hickory Blvd., Nashville, Tennessee 37221.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 22nd day of October, 2021.

WITNESS MY HAND on this the 22nd day of October, 2021.

Renae Spencer Hawkins

Renae Spencer Hawkins

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Renae Spencer Hawkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of October, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of October, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210779

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 22, 2021

Affiant Signature

Date: 10-26-21

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 26th day of October, 20 21

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024