Karen Johnson Davidson County
Batch# 758686 DEEDWARR
11/22/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211122-0154498

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Patricia Green Affiant Subscribed and sworn to before me, this the 9th day of November, 2021. Eliza Whitfield Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hawkins Enterprises, LLC	New Owner(s)	091-09-0-005.00
C/o William A. Hawkins		
514 Oakwood Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CYNTHIA STANLEY ALLEN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAWKINS ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot Nos. 28 and 30 on the Plan of the Subdivision of the B. F. Cockrill Farm, of record in Book 161, pages 134 and 135, Register's Office for said County, described as follows:

Beginning in the center of Robertson Avenue, now known as Robertson Road, at the southeast corner of the property conveyed to James E. Tidwell and wife, by deed from Robert A. Cato and wife, of record in Book 2150, page 411, said Register's Office, thence with said Tidwell's easterly line, northwardly 175 feet; thence easterly and parallel with the northerly margin of said Robertson Avenue, now known as Robertson Road, 70 feet; thence southwardly and parallel with the easterly margin of Ries Street 175 feet to the center of said Robertson Avenue, now known as Robertson Road; thence with the center line of the same westwardly 70 feet to the beginning.

Cynthia A. Allen and Albert E. Allen held title as wife and husband until the passing of Albert on May 14, 2015. At that time his interest fully vested to his wife Cynthia, who is the sole owner of subject property.

Being the same property conveyed to Albert E. Allen and wife, Cynthia A. Allen by Warranty deed from Bobby Vernon Dycus and wife, Lois Gladys Dycus of record in Book 7973, page 778, Register's Office for Davidson County, Tennessee, dated October 31, 1989 and recorded on November 02, 1989.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6218 Robertson Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of November, 2021.

11-9-21

Cynthia Stanley Allen

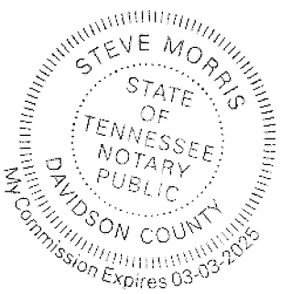
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 9th day of November, 2021.

Notary Public

My Commission Expires: 3-3-25



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/16/2021 (date ~~of document~~).

Affiant Signature

11/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025