Karen Johnson Davidson County
Batch# 769584 DEEDWARR
12/08/2021 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211208-0162499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/6/22
(AFFIX SEAL)

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 21-10-0123-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Carlos Hawkins and Emily Hawkins	Carlos Hawkins Emily Hawkins	058-11-0-175.00
(NAME)	(NAME)	
524 Judd Drive	525 Judd Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AUDREY BOWIE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMILY HAWKINS AND CARLOS HAWKINS, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 100 on the Plan of Royal Hills, Section 3, of record in Book 4860, Page 47, Register's Office for said County.

Said Lot No. 100 fronts 84.36 feet on the northwesterly margin of Judd Drive and extends back 160.81 feet on the northeasterly line and 105.32 feet on the southwesterly line to a dead line in the rear,

measuring 106.87 feet thereon.

Being the same property conveyed to WILLIE L. BOWIE AND WIFE, AUDREY BOWIE, by deed from JAMES A. CALDWELL AND WIFE, CHRISTINE L. CALDWELL, of record in Book 5698, Page 244, dated January 7, 1981 said Register's Office. WILLIE L. BOWIE having since died on or about March 19, 2021, leaving AUDREY BOWIE as surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 524 Judd Drive, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29TH day of NOVEMBER, 2021.

Audrey Bowie
Audrey Bowie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November 2021, before me, the undersigned, personally appeared Audrey Bowie, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public: _____

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 11/29/21.

Affiant Signature

11/29/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of November, 2021.

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
(Notary Seal)

My Commission Expires: 3-8-22