Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1769

Karen Johnson Davidson County
Batch# 778439 DEEDWARR
12/22/2021 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20211222-0169137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Deaderick May, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine Hawkins, Pamela M. Hawkins and Pamela Hawkins Daugherty, Co-Trustees of the L. Boxwell Hawkins Family Trust dated June 1, 2012**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1011, on the Plan of Section Six, Phase One, River Plantation, of record in Book 5200, Pages 359 and 360, and described in the Master Deed of record in Book 5794, Page 526, supplemented and amended in Instrument 20050504-0050172, and Instrument No. 20080423-0041324, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret C. Sizer by Warranty deed from Haury & Smith Contractors, Inc. of record in Book 6016, page 929, Register's Office for Davidson County, Tennessee, dated March 04, 1986 and recorded on March 08, 1986

Being the same property conveyed to Gail Pigg, Trustee by Quitclaim Deed from Margaret C. Sizer May of record in Book 6774, page 391, dated August 12, 1985 and recorded on January 31, 1986 and within the same deed the said Gail Pigg, Trustee conveyed his interest in the subject property to Michael Deadrick May and wife, Margaret Sizer May, Register's Office for Davidson County, Tennessee. The said Margaret C. Sizer May died on October 25, 2021 leaving Michael Deaderick May as sole tenant by entirety.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1011 General George Patton Road, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Catherine Hawkins,
Pamela M. Hawkins and
Pamela Hawkins Daugherty, Co-Trustees
L. Boxwell Hawkins Family
1900 Old Natchez Trace
Franklin, TN 37069

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
142-09-0D-055.00

WITNESS THE EXECUTION HEREOF this 17th day of December, 2021.

Michael Deaderick May

State of Tennessee)
County of Davidson)

On this 17th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Deaderick May, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 315,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of December, 2021.

Notary Public

My Commission Expires: 01/26/2025

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 17th day of December, 2021.

Quin Evans Segall

12/17/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 17th day of December, 2021.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022