Karen Johnson Davidson County
Batch# 810890 DEEDWARR
02/24/2022 10:16:45 AM 2 pgs
Fees: $13.00 Taxes: $3,367.00

20220224-0020968

WARRANTY DEED

2022-15

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of February, 2022.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Che B. Mock and Jorie Zajicek 1411A Hawkins Street Nashville, TN 37203	NEW OWNER	093.13-0K-003.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Grayson Hill Adams, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Che B. and Jorie Zajicek, as Tenants in Common with Rights of Survivorship**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1413-A on the Resubdivision of (Partition) of the Westerly Part of Lot 49, Sigler's Addition to Nashville, recorded in Plat in Instrument No. 20130305-0021701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, and being further established by the Declaration of Covenants, Conditions and Restrictions for Hawkins Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No, 20130328-0030711, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Planned Unit Development, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Grayson Hill Adams, unmarried from Edgehill Partners, LLC, a Tennessee limited liability company by Warranty Deed dated November 27, 2013 and recorded December 6, 2013 in Instrument #20131206-0124418, Register's Office for Davidson County, Tennessee

This is (X) improved property known as 1413A Hawkins Street, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 22nd day of February, 2022.

Grayson Hill Adams

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Grayson Hill Adams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of February, 2022.

Notary Public
My Commission Expires: 6-24-2023

