Name and Address of New Owner:
Paige Kathryn Hill and Conan Hawkins
4702 Idaho Avenue
Nashville, TN, 37209

Send Tax Bills To:
Paige Kathryn Hill and Conan Hawkins
4702 Idaho Avenue
Nashville, TN, 37209

Karen Johnson Davidson County
Batch# 812763 DEEDWARR
03/01/2022 09:05:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220301-0022835

This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 103-03-0-166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Vann Waldrop**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paige Kathryn Hill and Conan Hawkins, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 603 of Block 29 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Thomas Vann Waldrop from Jim G. Barrier, married and Lindsay Barrier, unmarried, by Warranty Deed dated 06/07/2018 and recorded 06/14/2018 in Instrument No. 20180614-0057178, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of February, 2022.

Thomas Vann Waldrop (SEAL)
Thomas Vann Waldrop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of February, 2022, before me personally appeared Thomas Vann Waldrop, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, ~~this~~ 16th day of February, 2022.

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

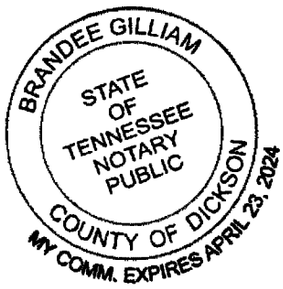
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Thomas Vann Waldrop~~ DAVID WORSHAM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of February, 2022.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/16/22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

2/16/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of February, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

