Karen Johnson Davidson County
Batch# 848277 DEEDWARR
04/29/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220429-0050082

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2022.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony Hawtrey **Renata Hawtrey**	Canopy Mortgage	**148-02-0-004.00**
221 Margo Lane	360 Technology Ct, Ste 200	
Nashville, TN 37211	Lindon, UT 84042	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barbara Jean Soncek, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Hawtrey and Renata Hawtrey** 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:

Property known as: 221 Margo Lane, Nashville, TN 37211, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Section IV, Haywood Acres, as of record in Book 2900, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property previously conveyed to Kenneth M. Swain by Quitclaim Deed from Wayne W. Wilson, acting as Special Conservator for Lucy Swain, a Protected Individual (Probate File No. 99-613200-CA, filed in the Probate Court of Wayne County, Michigan, of record in Instrument No. 20061204-0149029, Register's Office for Davidson County, Tennessee), dated 11/02/2006 and recorded 12/05/2006 in Instrument No. 20061204-0149029, Register's Office for Davidson County, Tennessee. The said Kenneth M. Swain is deceased as of 09/13/2019. Affidavits of Heirship of record in Instrument Nos. 20200916-0105808 and 20200916-0105807, Register's Office for Davidson County, Tennessee, name Barbara Jean Soncek as the sole heir of the Estate of Kenneth M. Swain.

Being the same property conveyed to Barbara Jean Soncek, unmarried, by Quitclaim Deed from Barbara Jean Soncek, un-remarried widow, as the sole Heir-at-Law of Kenneth M. Swain, dated 05/24/2021 and recorded 05/25/2021 in Instrument No. 20210525-0070511, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 148-02-0-004.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 221 Margo Lane, Nashville, TN 37211.

LTE File No.: 22-1234TN

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 in 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 my/our hand(s) this 21st day of April, 2022.

Barbara Jean Soncek

Barbara Jean Soncek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2022, before me personally appeared **Barbara Jean Soncek**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 21st day of April, 2022.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4/17/2023

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 April 25, 2022

Affiant Signature

Date: 4-25-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 25 day of April, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024