Karen Johnson Davidson County
Batch# 863304 DEEDWARR
05/27/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20220527-0061628

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Jomeika Jones
Affiant

Subscribed and sworn to before me this 19th day of May, 2022.

Notary Public
My Commission Expires:

DONE OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

2022-188

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan M. Jones	New owner	
815 Melpark Court		105 14 0N 024.00
Nashville, TN, 37204		

WARRANTY DEED

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

Donald W. Hawkins and Joy Hawkins, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan M. Jones, an unmarried person,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land situated in Davidson County, Tennessee, being Unit 24, as established in Declaration of Covenants, Conditions, and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307, in the Register's Office of Davidson, Tennessee, with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Special Warranty Deed from Melpark Partners, LLC to Donald W. Hawkins and Joy Hawkins, husband and wife, recorded July 7, 2016, as Instrument No. 20160707-0069757 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **815 Melpark Court, Nashville, TN 37204.**

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 19th day of May, 2022.

Donald W. Hawkins

Joy Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Hawkins and Joy Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2022.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

Certificate of Authenticity

I, Jamika Jones, 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 5/19/2022.

Date

Jamika Jones
Affiant Signature

05/24/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of May, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202205270061628