PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 870686 DEEDWARR
06/13/2022 02:49:24 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220613-0067176

Christy Wilkins Ivey

Margaret H. Taylor

W & I Ref: (DM) Title No.: 62426
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Lynn Adcock Chad Adcock 1932 A Kimbark Dr. Nashville, TN 37215	Mary Lynn Adcock Chad Adcock 1932 A Kimbark Dr Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 15803006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William M. Hawkins, Jr. Successor Trustee of The William M. Hawkins and Mary Y. Hawkins Trust U/A/D April 17, 1997**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Lynn Adcock and Chad Adcock, a married couple** 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 Lot No. 480 on the Plan of Hillsboro Park, Section VI, of record in Book 2663, page 95, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to William M. Hawkins and wife, Mary D. Hawkins, by Warranty Deed from William C. Overby and wife, Hildred L. Overby, dated November 12, 1968 and recorded on November 18, 1968, of record in Book 4287, page 249, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 17, 1997, recorded May 6, 1997, of record in Book 10443, page 439, said Register's Office, subject property was conveyed to William M. Hawkins and wife, Mary Y. Hawkins, Trustees U/A/D April 17, 1997 of the Hawkins Joint Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto. The said William M. Hawkins and Mary Y. Hawkins resigned as Trustees and said Trust designated William M. Hawkins, Jr., as Successor Trustee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 95, said Register's Office, which Plan shows foot minimum building setback lines, including a TVA Transmission Line, to which Plan reference is hereby made for a more complete description; Grant of Transmission Line Easement of record in Book 2276, page 402, said Register's Office.

This is improved property, known as 1901 Kingsbury Drive, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2022.

William M. Hawkins Jr. Successor Trustee

William M. Hawkins, Jr. Successor Trustee of The William M. Hawkins and Mary Y. Hawkins Trust U/A/ D April 17, 1997

State of Tennessee

County of Davidson

On this 9th day of June, 2022, before me the undersigned authority, personally appeared William M. Hawkins, Jr. Successor Trustee of The William M. Hawkins and Mary Y. Hawkins Trust U/A/D April 17, 1997, 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.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

Sworn and subscribed before me this 9th day of June, 2022.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary

My Commission Expires: