Karen Johnson Davidson County
Batch# 948638 DEEDWARR
12/07/2022 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $4,680.50
20221207-0127337

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,265,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of December, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew B. Colvin and Jessica K. Phelps	New Owner(s)	083-10-0-251.00
1805 Lakehurst Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID WILSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW COLVIN AND JESSICA K. PHELPS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of a 10 1/4 acre tract known as RICHARDSON PLACE, of record in Book 547, Page 135, Register's Office for said county and more particularly described as follows:

Beginning on the northerly side (in pavement) of Lakehurst Drive, approximately 265 feet west of North 20th Street; thence continuing with said Drive, along a non-radial curve to the right, having a radius of 125.16, a distance of 70.98 feet; thence with said Drive North 47 degree 59 minutes 04 seconds West, 168.0 feet; thence North 00 degree 49 minutes 55 seconds East, 24.0 feet to the South right of way of an uncut alley; thence with said alley South 83 degree 31 minutes 33 seconds East, 210.22 feet; thence leaving said alley South 07 degree 59 minutes 46 seconds West, 140.51 feet to the point of beginning and containing 0.44 acre, more or less.

Being a portion of the same property conveyed to Carl E. Hawkins and wife, Lillian E. Hawkins by Warranty Deed from Howard E. Johnson and wife, Katherine B. Johnson of record in Book 3184, Page 307, Register's Office for Davidson County, Tennessee, dated March 08, 1961 and recorded on March 08, 1961.

Being a portion of the same property conveyed to Lillian Ethel Hawkins by Quitclaim deed from Billy LaRue Akin and wife, Shirley Rose Akin of record in Book 11161, page 767, Register's Office for Davidson County, Tennessee, dated October 13, 1998 and recorded on October 20, 1998. (Value or consideration shown in aforementioned deed $0.00.).

Final Decree of Divorce of record in Docket No. 47258, and recorded December 08, 2020,

in Instrument No. 20201208-0142052, having divested property out of Carl E. Hawkins and vesting in Lillian E. Hawkins. Lillian E. Hawkins aka Lillian Ethel Hawkins died on July 25, 2019, her Last Will and Testament entered in the Probate Division for Davidson County, Tennessee as Docket No. 19P1688. In accordance with the terms of the Will, Diane R. Ridgeway is named Executrix of the Estate of Lillian Ethel Hawkins, deceased.

Being the same property conveyed to David Wilson, an unmarried man by Warranty deed from The Estate of Lillian Ethel Hawkins of record in Instrument No. 20201208-0142053 Register's Office for Davidson County, Tennessee, dated November 25, 2020 and recorded on December 08, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1805 Lakehurst Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2022.

David Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 2nd day of December, 2022.

Notary Public

My Commission Expires: 3.7.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **December 2, 2022**.

Affiant Signature

December 2, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

2nd day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

