WARRANTY DEED

LINDSAY B. FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

JM-KW-22-3020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 960278 DEEDWARR
01/11/2023 01:10:11 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20230111-0002424

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Hawkwood Lane, LLC	**NEW OWNER**	
(NAME)	(NAME)	**060-06-0-012.00**
146 Southridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH PETTY, EXECUTRIX FOR THE ESTATE OF JAMES E. MORRISSEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAWKWOOD LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being Lot No. 98 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 195 feet on the easterly side of Richmond Hill Drive and extends back 213.5 feet on the northerly line and 274.4 feet on the southerly line to a dead line, measuring 129.8 feet thereon.

Being the same property conveyed to James E. Morrissey and wife, Alice E. Morrissey by Warranty Deed from Richmond Homes Inc. of record in Book 2590, Page 145, Register's Office for Davidson County, Tennessee.

Alice E. Morrissey died October 26, 1991 leaving James E. Morrissey as surviving tenant by the entirety.

James E. Morrissey died testate on November 29, 2019, his Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 19P2236 vesting the subject property in the names of Karen Gayle Morrissey, Jamie Elaine Lynch, James Keith Morrisey, Darin Jay Morrisey, his devisees.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Book 2331, Page 50, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2444, Page 32 and Book 2446, Page 47, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3020 Richmond Hill Drive, Nashville, Tennessee 37207-2817**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF JANUARY, 2023.

Estate of James E. Morrissey

BY: Elizabeth D. Petty
Elizabeth Petty
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH PETTY, EXECUTRIX of the ESTATE OF JAMES E. MORRISSEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212