Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
166631

Karen Johnson Davidson County
Batch# 961235 DEEDWARR
01/17/2023 08:08:12 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20230117-0003186

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 $445,000.00.

Tameka S Harding
Affiant

Subscribed and sworn to before me this 12th day of January, 2023.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1-17-2024

2022-584

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ronnie E. Harding and Tameka S. Harding	Guaranteed Rate	
5729 Sonoma Trace	1801 W Cuyler Ave	173-04-0A-329.00-CO
Nashville, TN, 37013	Chicago IL 60613	

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 L

Lillian Louise Hawkins, an unmarried woman

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

Ronnie E. Harding and Tameka S. Harding, husband and wife,

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

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Oak Highlands, a Planned Unit Development, Section Four, as shown on plat of record in Instrument No. 20040128-0010661, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George C. Hawkins, Jr. and Lillian L. Hawkins, husband and wife by Warranty deed from S & Y Construction Inc., a Tennessee Corporation of record in Instrument No. 20041025-0127795 Register's Office for Davidson County, Tennessee, dated October 19, 2004 and recorded on October 25, 2004.

The said George C. Hawkins, Jr. is deceased, leaving Lillian L. Hawkins as surviving tenant by the entirety.

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

This is improved property located at **5729 Sonoma Trace, Nashville, TN 37013.**

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 12th day of January, 2023.

Lillian L. 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 Lillian L. 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 12th day of January, 2023.

Notary Public
My Commission Expires:

