Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 970998 DEEDWARR
02/15/2023 10:02:26 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20230215-0010962

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2023-585

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2023.

Julie Coone

Notary Public
My Commission Expires: 6-30-2023

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hawkwood Lane, LLC, a Tennessee Limited Liability Company	Same	
1416 Southridge Dr.		Property 1: 071-11-0-198.00
Nashville, TN 37209		

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

Ronald Pardue and Nancy Sue Pardue, husband and wife

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

Hawkwood Lane, LLC, a Tennessee Limited Liability Company

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

Property 1:
A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet on Lot No. 75 and the southerly 50 feet of the westerly one-half (1/2) of Lot No. 64 on the plan of Trinity Heights Addition, as of record in Book

161, page 38, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 64 and 75 front 50 feet on the easterly side of Meridian Street and run back between parallel lines with the northerly margin of Gateway Avenue, 122 feet, more or less, to a dead line.

Ronald Pardue and wife, Nancy Sue Pardue

Being the same property conveyed to Ronald Pardue and wife, Nancy Sue Pardue by Warranty Deed dated January 13, 2004 from Sammy Lee Burnett, recorded January 20, 2004, in Instrument Number 20040120-0007476, in the Official Records of Davidson County, Tennessee.

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

This is ✓ improved _____unimproved property and the address of the herein described property is believed to be 1501 Meridian Street, Nashville, TN 37207, 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 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 my/our hands this 14th day of February, 2023.

Ronald Pardue
Ronald Pardue

Nancy Sue Pardue
Nancy Sue Pardue

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald Pardue and Nancy Sue Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 14th day of February, 2023.

Notary Public at Large

My Commission Expires: 6-24-2023

JULIE BOONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY