WARRANTY DEED

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

File #23-DM-3344-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 975087 DEEDWARR
02/28/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20230228-0014256

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julio C. Salazar (NAME)	Same as (NAME)	
3344 Hawkwood Lane (ADDRESS)	new owner (ADDRESS)	**050 11 0A 037.00**
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, **REBECCA JUNE CAUGHRON, A SINGLE WOMAN, AND JUDY CAUGHRON, A SINGLE WOMAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIO C. SALAZAR, A SINGLE MAN** 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 Davidson County, Tennessee, Being Lot No. 37 on the Plan of Timberwood Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebecca June Gates, a single woman, by Warranty Deed from Opendoor Property C LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190111-0003078, in the Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 11, 2019.

Being the same property conveyed to Rebecca June Gates, a single woman and Judy Caughron, a single woman, by Quitclaim Deed from Rebecca June Gates, single woman, of record in Instrument No. 20220311-0028131, in the Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on March 11, 2022.

Being the same property conveyed to Rebecca June Caughron, a single woman and Judy Caughron, a single woman, by Quitclaim Deed from Rebecca June Caughron, formerly known as Rebecca June Gates, single woman (order of Name Change filed in the Circuit Court for Davidson County, Tennessee (Probate Division) as No. 21P2218), of record in Instrument No. 20220311-0028133, in the Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on March 11, 2022.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Timberwood Cluster Lot Development, as recorded in Instrument No. 20080211-0013669.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080211-0013672 and amended in Instrument No. 20100202-0008170, Instrument No. 20100316-0019843, Instrument No. 20100910-0072176 and Scrivener's Affidavit recorded in Instrument No. 20100929-0077630.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20080228-0019666 and amended in Instrument No. 20090910-0084973.
*Easement for Stormwater Detention Agreement, recorded in Instrument No. 20070501-0051523.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3344 Hawkwood Lane, Nashville, TN 37207**.

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 27th day of February, 2023.

Rebecca June Caughron
Rebecca June Caughron

Judy Caughron by Rebecca June Caughron, Her attorney-in-fact
Judy Caughron by Rebecca June Caughron,
Her Attorney-In-Fact

STATE OF Washington
COUNTY OF King

On this 27th day of February, 2023, before me personally appeared Rebecca June Caughron, to me known to be the person (or ~~persons~~) described in and who executed the foregoing instrument, and acknowledged that such person (or ~~persons~~) executed the same as such person's (or ~~persons~~') free act and deed.

Witness my hand, at office, this 27th day of February, 2023.

Melanie Horn
Notary Signature
My commission expires: 10-25-2024

MELANIE HORN
Notary Public
State of Washington
Commission # 160891
My Comm. Expires Oct 25, 2024

STATE OF Washington
COUNTY OF King

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Rebecca June Caughron, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Judy Caughron and acknowledged that she executed the same as the free act and deed of the said Judy Caughron

Witness my hand, at office, this 27th day of February, 2023.

Melanie Horn
Notary Signature
My commission expires: 10-25-2024

MELANIE HORN
Notary Public
State of Washington
Commission # 160891
My Comm. Expires Oct 25, 2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **February 27, 2023**.

Date

D Hardwick

Affiant Signature

February 28, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026