Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-667

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of March, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 983472 DEEDWARR
03/22/2023 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230322-0020903

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Felix Hawkins, III 3145 Anderson Road Antioch, TN 37013	New Owner	150-00-0-033.00

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, I/WE,

JennyLynn Carey, Conservator for Conservatorship of Berry B. Dobson, Jr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Felix Hawkins, III, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1 as shown on the Resubdivision of Lots 9 and 10 on the Plan of division of the lands of Mattie Foster and Robert Foster of record in Plat Book 2, Page 157, Register's Office for said County, to which resubdivision plan is filed for record in Book 5210, Page 262, to which reference is made for a more complete description.

Being the same property conveyed to Berry B. Dobson by County Court Clerk's Deed from R.E. Worrall, Clerk, of record in Book 3000, Page 249, Register's Office for Davidson County, Tennessee, dated December 23, 1959 and recorded on January 14, 1960.

Being the same property conveyed to Berry B. Dobson and Helen Brown Hawkins by County Court Clerk's Deed from R.E. Worrall, Clerk, of record in Book 3130, Page 615, Register's Office for Davidson County, Tennessee, dated August 29, 1960 and recorded on September 15, 1960.

Being the same property conveyed to Berry B. Dobson, Jr., and wife, Elyssee L. Dobson, by Quitclaim Deed from Helen Brown Hawkins and husband, William F. Hawkins, and Berry B. Dobson and wife, Elizabeth H. Dobson, of record in Book 5586, Page 742, Register's Office for Davidson County, Tennessee, dated March 17, 1980 and recorded on April 03, 1980; rerecorded in Book 5730, Page 911, said register's office.

Being the same property conveyed to Berry B. Dobson, Jr., by Quitclaim Deed from Elysse L. Dobson of record in Book 8484, Page 738, Register's Office for Davidson County, Tennessee, dated November 08, 1991 and recorded on November 13, 1991.

Being the same property conveyed to Berry B. Dobson, Sr. and wife, Elizabeth H. Dobson,

by Warranty Deed from Berry B. Dobson, Jr., of record in Book 9976, Page 193, Register's Office for Davidson County, Tennessee, dated March 06, 1996 and recorded on March 12, 1996. Said Berry B. Dobson, Sr., died on or about February 13, 2006, vesting Elizabeth H. Dobson as surviving tenant.

Being the same property conveyed to Berry B. Dobson, Jr., by Quitclaim Deed from Elizabeth H. Dobson of record in Instrument No. 20161208-0129115 Register's Office for Davidson County, Tennessee, dated December 08, 2016 and recorded on December 08, 2016.

JennyLynn Carey appointed Conservatorship on behalf of Berry B. Dobson in the Circuit Court of Davidson County, Tennessee in Docket No. 22P1211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3145 Anderson Road, Antioch, 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 so 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.

Dated this the 21st day of March, 2023.

Conservatorship of Berry B. Dobson, Jr.

By: JennyLynn Carey, conservator
JennyLynn Carey, Conservator

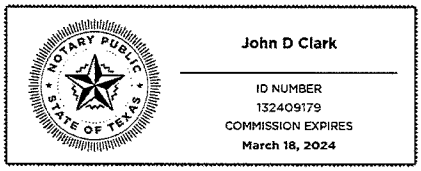
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of March, 2023, before me personally appeared JennyLynn Carey, Conservator of Conservatorship of Berry B. Dobson, Jr., 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 21st day of March, 2023.

Notary Public, State of Texas

Notary Signature
My commission expires: 03/18/2024



Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, 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 3/21/2023.

Affiant Signature

3/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/22/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON