Karen Johnson Davidson County
Batch# 988577 **DEEDWARR**
04/05/2023 09 44 54 AM 2 pgs
Fees $13 00 Taxes $814 00

20230405-0024688

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

BS-WR-23-3312

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	MAP / PARCEL NUMBER (S)
Hawkwood Lane LLC	**New Owner**	
(NAME)	(NAME)	**049-00-0-230-00**
146 Southridge Dr		
(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, **DEROME SANCHEZ PROCTOR AND SHERRICA NICOLE PROCTOR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAWKWOOD LANE LLC,** 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 part of Lot 31, also part of property included in Green's Lane and Knight Road described according to unrecorded plan of Link and Thompson's subdivision in 12th, old 21st, Civil district of said county, described as follows

Beginning in the center of Green's Lane where same intersects with center line of Knight Road, thence with center line of Green's Lane westwardly 300 feet, thence . southerly 100 feet to a point 25 feet north of northerly line of Lot 32 on said plan, thence eastwardly 300 feet to center of Knight Road, thence with center of said Road, northwardly 100 feet to center line of Green's Lane and point of beginning.

Being the same property conveyed to Derome Sanchez Proctor and Sherrica Nicole Proctor by Warranty Deed from Howard M Coes and wife, Miriam E. Coes, dated March 31, 2009 and recorded April 20, 2009 in Instrument No 20090420-0035601, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- References as to the Unrecorded Plat of Link and Thompsons' Subdivision
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3312 Knight Drive, Nashville, Tennessee 37207-2304**

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 ~~31st~~ DAY OF MARCH, 2023.

Derome Sanchez Proctor

Sherrica Nicole Proctor

STATE OF ~~TENNESSEE~~ Louisiana
~~COUNTY OF DAVIDSON~~ Parish OF St. Tammany

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County~~ Parish and State, DEROME SANCHEZ PROCTOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2023

Notary Public
My Commission Expires With Life.
(SEAL)

Alisa K. Markezich, Louisiana Notary ID #83023 NOTARY PUBLIC Statewide Jurisdiction My Commission is for Life

STATE OF ~~TENNESSEE~~ Louisiana
~~COUNTY OF DAVIDSON~~ Parish OF St. Tammany

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRICA NICOLE PROCTOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2023

Notary Public
My Commission Expires With life.
(SEAL)

Alisa K. Markezich, Louisiana Notary ID #83023 NOTARY PUBLIC Statewide Jurisdiction My Commission is for Life

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