23-4634

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 989144 DEEDWARR
04/06/2023 10 51 12 AM 2 pgs
Fees: $13 00 Taxes $1,350 50

20230406-0025124

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00

Madison Maggard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 1/28/26

(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Hallie Nettles	MODERN MORTGAGE LENDING	043-09-0-11
(NAME)	(NAME)	
610 Bixler Avenue	30070 TEMECULA PKWY, #201	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	TEMECULA, CA 92592	
(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 considerations, the receipt of which is hereby acknowledged, **we Jacob W. Hopkins and Allie D. Hopkins, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Hallie Nettles, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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. 13, on the plan of Woodlawn Estates, as shown on plat of record in plat Book 843, Page 82, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jacob W Hopkins and Allie D Hopkins, husband and wife by Warranty Deed from Hollace R. McKinley and Myrna McKinley, husband and wife, dated 02/10/2020, of record in Instrument 20200211-0015692, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 610 Bixler Avenue, Madison, TN 37115
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 3rd day of April, 2023.

Jacob W Hopkins

Allie D. Hopkins

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob W. Hopkins and Allie D. Hopkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 3rd day of April, 2023

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
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Mount Juliet, TN 37122