WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-206946-DS

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1027-SL

Karen Johnson Davidson County
Batch# 992385 DEEDWARR
04/14/2023 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $4,680.50
20230414-0027619

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,265,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2023.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick W. Finley and Claire M. Finley 404 Greenway Glen Way Nashville, TN 37209	New Owner	103 07 0A 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joshua Todd Hawkins and Angela Lynn Hawkins, Co-Trustees of The Trust No One Trust dated December 5, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Patrick W. Finley and Claire M. Finley, husband and wife**, hereinafter called the Grantee(s), his/her/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. 3 on the Final Plan of Greenway Glen Subdivision, of record in Instrument No. 20090127-0007125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to The Trust No One Trust, Joshua Todd Hawkins and Angela Lynn Hawkins, Trustees by Quit Claim Deed from Josh Hawkins and wife, Angela Hawkins of record as Instrument No. 20191209-0126633 in the Register's Office for Davidson County, Tennessee, dated December 5, 2019 and recorded on December 9, 2019.

Being the same property conveyed to John Hawkins and wife, Angela Hawkins by Warranty Deed from HAUCO, LLC, a Tennessee limited liability company of record as Instrument No. 20140722-0064883 in the Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded July 22, 2014.

This is ☒ improved or ☐ unimproved property located at: **404 Greenway Glen Way, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

202304140027619

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2023.

GRANTOR:

The Trust No One Trust dated December 5, 2019

By: Josh Hawkins
Joshua Todd Hawkins, Trustee

By: Angela Hawkins
Angela Lynn Hawkins, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Todd Hawkins and Angela Lynn Hawkins, Trustees of The Trust No One Trust dated December 5, 2019, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of April, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202304140027619

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/13/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/13/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

