# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1015603 DEEDWARR
06/15/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,363.45
20230615-0045830

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 |
|---|---|---|
| David John Jung | DAVID JUNG | 064-16-0D-049-00 |
| (NAME) | (NAME) | |
| 1716 Stone Hollow Court | 427 TIGITSI CIRCLE | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | LOUDON, TN 37774 | |
| (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 Alvesia W Hawkins and Linwood L Hawkins Jr., wife and husband hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David John Jung and wife, Diana Lynn Jung, and Jeffrey Jung, unmarried,** hereinafter called the GRANTEES, 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. 224 on the Plan of Section One, Truxton Park of record in Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Alvesia Hawkins and Linwood Hawkins Jr., wife and husband by Warranty Deed from Beazer Homes, Corp., DBA Phillips Builders, a Tennessee Corporation, dated 04/26/2001, of record in Instrument No. 20010503-0045885, 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 ☒ 1716 Stone Hollow Court, Hermitage, TN 37076
(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 GRANTEES, their 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 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 15th day of June, 2023.

Alvesia W Hawkins

Linwood L Hawkins Jr.

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 Alvesia W Hawkins and Linwood L Hawkins Jr., 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of June, 2023.

Notary Public:
My Commission Expires: 7.16.2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

**Tennessee Certification of Electronic Document**

I, Kayla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 6.15.2023 (date of document).

Affiant Signature

6.15.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 15th day of June, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25