WARRANTY DEED

Karen Johnson Davidson County
Batch# 1018282 DEEDWARR
06/23/2023 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230623-0047873

File #23-PA-0702-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-4-26
(AFFIX SEAL)

MELISSA R. SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Mahlon Dawkins, Jr.	**New Owner**	
(NAME)	(NAME)	
702 Cleeves Street		**044 15 0 050.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **ROBERT HERMAN TOWE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES MAHLON DAWKINS, JR., AN UNMARRIED MAN,** 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 Lot(s) 78, as shown on the map entitled the Plan of Section "A", Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Herman Towe, an unmarried man, by General Warranty Deed from Mary R. Wilson, an unmarried woman, of record in Instrument No. 20160303-0020709, in the Register's Office of Davidson County, Tennessee, dated March 03, 2016 and recorded on March 03, 2016.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section "A", Village of Old Hickory, as recorded in Book 1424, Page 68.

*Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 1676, Page 562.

*Easement for Utilities and Ingress and Egress, recorded in Book 1676, Page 562.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **702 Cleves Street, Old Hickory, TN 37138**.

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 22nd day of June, 2023.

Robert Herman Towe

Robert Herman Towe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2023, before me personally appeared Robert Herman Towe, 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 22nd day of June, 2023.

Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.22.23 .

Affiant Signature — Date 6.22.23

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of June, 2023.

Notary Signature

My Commission Expires: 05/09/2026

