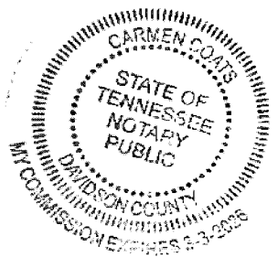
Karen Johnson Davidson County
Batch# 1022455 DEEDWARR
07/05/2023 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20230705-0051143

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $313,000.00.

Amanda Allred
Affiant

Subscribed and sworn to before me, this the 28th day of June, 2023.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Judy Finnell	ALL WESTERN MTG INC	095-05-0A-001.00-CO
2025 Farley Place	8345 W SUNSET RD STE 380	
Nashville, TN 37210	LAS VEGAS, NV 89113	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA Z. HAWKES, AN UNMARRIED MAN AND MACKENZIE MARY GANTER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDY FINNELL, AN UNMARRIED WOMAN**, 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. 1 on the Plan of Belle Acres, Section One, Revised, Lots 1 thru 7, 42 thru 44, 46 thru 51, a Planned Residential Development of record in Plat Book 5200, Page 227 and Amendment recorded in Book 8182, Page 163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Z. Hawkes, an unmarried man by Warranty deed from Nicole Leah Petruska and Andrew M. Ward, husband and wife of record in Instrument No. 20161116-0120631 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 16, 2016.

Being the same property conveyed to Joshua Z. Hawkes, unmarried, and Mackenzie Mary Ganter, unmarried, as tenants in common with the right of survivorship by Quitclaim deed from Joshua Z. Hawkes, unmarried of record in Instrument No. 20211123-0155688 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on November 23, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2025 Farley Place, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2023.

Joshua Z. Hawkes

Mackenzie Mary Ganter

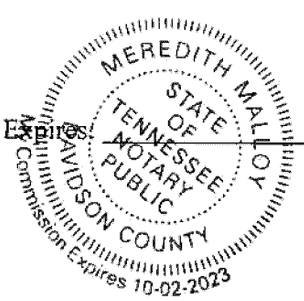
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Z. Hawkes and Mackenzie Mary Ganter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2023.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on July 3, 2023 (date of document).

Affiant Signature

July 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023