WARRANTY DEED

Karen Johnson Davidson County
Batch# 1040848 DEEDWARR
08/21/2023 02 30 33 PM 2 pgs
Fees $13 00 Taxes $1,702 00

20230821-0065122

File #23-TC-3519-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

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)
Jacob D. Carter	**Legacy Home Loans, dba Steadfast Mortgage**	
(NAME)	(NAME)	
3519 Park Avenue	**1036 Stearman Drive, Ste 6**	**092-13-0-148.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**White House, TN 37188**	
(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, **CALEB MATTHEW HAWKINS AND ANNE LAURENCE C. HAWKINS, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB D. CARTER, UNMARRIED** 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 No. 10, of Block 12, on the Plan of Charlotte Park Company's Second Addition of record in Plat Book 57, Page(s) 160 and 161, 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 Caleb Matthew Hawkins and Anne Laurence C. Hawkins, husband and wife by Warranty deed from Nicolas M. Nguyen and Karen Swingly, both unmarried of record in Instrument No. 20171107-0114390 Register's Office for Davidson County, Tennessee, dated November 03, 2017 and recorded on November 07, 2017.

This conveyance is subject to:
* Taxes for the year 2023, and subsequent years.
* Plat Book 57, Page (s) 160 and 161, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3519 Park Avenue, Nashville, TN 37209**.

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 17th day of August, 2023.

Caleb Matthew Hawkins

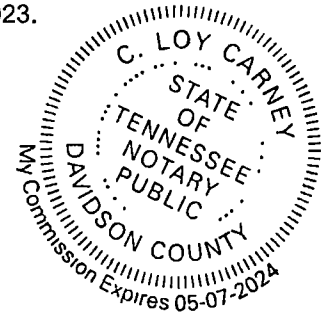
Anne Laurence C. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2023, before me personally appeared Caleb Matthew Hawkins, 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 17th day of August, 2023.

Notary Signature
My commission expires:

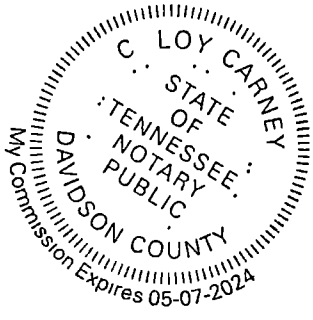


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2023, before me personally appeared Anne Laurence C. Hawkins, 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 17th day of August, 2023.

Notary Signature
My commission expires



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