Karen Johnson Davidson County
Batch# 1042003 DEEDWARR
08/24/2023 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230824-0066109

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$349,900.00.** **Affiant** Subscribed and sworn to before me, this **22nd day of August, 2023.** **Notary Public** **My commission expires:**

CRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregg M Hawks **Abby M Hartmann** **7307 Althorp Way** **Nashville, TN 37211**	**Wilson Bank & Trust** **207 Legends Drive** **Lebanon, TN 37087**	**173-09-0A-114.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sheridan Jemison, unmarried**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Gregg M Hawks and Abby M Hartmann, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land situated in Davidson County, Tennessee, being Lot No. 4 on the Map/Plan of Lenox Village Section 2, Revision 1, as shown on the plat of record in Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sheridan Jemison, unmarried by Warranty deed from Ashraf Sami Torky and Nashwa Gamal El Din Eid, husband and wife of record in Instrument No. 20221109-0120267 Register's Office for Davidson County, Tennessee, dated November 02, 2022 and recorded on November 09, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **7307 Althorp Way, Nashville, TN 37211**.

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 in 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. 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 **16th day of August, 2023.**

Sheridan Jemison

Sheridan Jemison

STATE OF FLORIDA

COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ online notarization, this 16th day of August, 2023 by Sheridan Jemison (Name of Person Acknowledging).

(Seal)

MIGUEL A RAMIREZ
Notary Public - State of Florida
Commission # HH 397838
My Comm. Expires Jul 8, 2027
Bonded through National Notary Assn.

Signature of Notary Public

Miguel A. Ramirez

Print, Type or Stamp Name of Notary

My Commission # HH397838
My Commission expires: 07-08-2027

Personally Known: ___
OR Produced Identification: X
Type of Identification Produced: Driver License

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 08/16/23 (date of document).

Affiant Signature

08/23/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 23rd day of August, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL