Karen Johnson Davidson County
Batch# 1042105 DEEDWARR
08/24/2023 10 29:29 AM 2 pgs
Fees. $13 00 Taxes $3,052.50

20230824-0066240

Prepared by
Record and Return To
Chapman and National Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

**WARRANTY DEED**

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2023

Notary Public

File No EM-23-4989

MY COMMISSION EXPIRES

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Shawn Standen and Stephanie Lee | | |
| (NAME) | (NAME) | 091091H001CO |
| 6218A Robertson Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | NEW OWNER | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Hawkins Enterprises LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Lee and Shawn Standen, Wife and Husband**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for 6218 Robertson Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 2022021-00018327, 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 Albert E. Allen and wife, Cynthia A. Allen by Warranty Deed from Bobby Vernon Dycus and wife, Lois Gladys Dycus of record in Book 7973, page 778, Register's Office for Davidson County, Tennessee, dated October 31, 1989 and recorded on November 2, 1989.**

**Albert Eugene Allen died May 14, 2015, leaving Cynthia A. Allen as the surviving tenant by the entirety.**

**Being a portion of the same property conveyed to Hawkins Enterprises, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Cynthia Stanley Allen, a single woman, of record as Instrument Number 20211122-0154498, Register's Office for Davidson County, Tennessee, dated November 9, 2021 and recorded on November 22, 2021.**

**This is property more commonly known as 6218A Robertson Avenue, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 23rd day of August, 2023.

Hawkins Enterprises LLC, a Tennessee
Limited Liability Company

By: _____
Debbie Laster, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Debbie Laster of Hawkins Enterprises LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Hawkins Enterprises LLC, the within named bargainor, a Limited Liability Company, and that such Debbie Laster of Hawkins Enterprises LLC as such Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Agent.

Witness my hand and seal, at office in Franklin, this 23rd day of August, 2023.

_____
Notary Signature

Printed Name: Sarah Simmons

My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY