Karen Johnson Davidson County
Batch# 1064647 DEEDWARR
10/25/2023 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20231025-0083517

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

File No. EM-23-5329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Jamieka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 9-2-24

(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
Elliott C. Jumpp	New Owner	
(NAME)	(NAME)	
6218 Robertson Avenue, #B	**Property**	091-09-1H-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elliott C. Jumpp, a single man**, 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 No. B on the Plan of 6218 Robertson Avenue Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220217-0018327, 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 part of the same property conveyed to Albert F. Allen and wife, Cynthia A. Allen by Deed from Bobby Vernon Dycus and wife, Lois Gladys Dycus, dated October 31, 1989 and recorded November 2, 1989 in Book 7973, Page 778, Register's Office of Davidson County, Tennessee.

Albert F. Allen having become deceased on or about May 14, 2015; leaving Cynthia A. Allen as surviving tenant by the entirety.

Being part of the same property conveyed to Hawkins Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Cynthia Stanley Allen, a single woman, dated November 9, 2021 and recorded November 22, 2021 in Instrument No. 20211122-0154498, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 6218 Robertson Avenue, #B, 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 15th day of September, 2023.

Hawkins Enterprises, LLC, a Tennessee
Limited Liability Company

By: _____
Debbie Laster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, JOHN HINTON 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 SIGNER of Hawkins Enterprises, LLC, the within named bargainor, a Limited Liability Company, and that such Debbie Laster of Hawkins Enterprises, LLC as such AUTHORIZED SIGNER, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as AUTHORIZED SIGNER.

Witness my hand and seal, at office in FRANKLIN, TN, this 15th day of September, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 **9/15/23**.

Date

Affiant Signature

9/15/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026