Karen Johnson Davidson County
Batch# 1069984 DEEDWARR
11/09/2023 12:25:24 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20231109-0087655

THIS INSTRUMENT PREPARED BY:
Wessley S. Inscoe, Esq.
3100 Knobdale Road
Nashville, TN 37214

		STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $265,000.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2023. NOTARY PUBLIC MY COMMISSION EXPIRES: 10.02.2023 (AFFIX SEAL)
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAWKINS SQUARED LLC 3045 Oxford Drive Mt. Juliet, TN 37122	Owner	095 02 0A 202.00

WESSLEY INSCOE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

For and in consideration of the sum of Two Hundred Sixty-Five Thousand and No/100 Dollars ($265,000.00), the receipt and sufficiency whereof is hereby acknowledged, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Verline Dobbs, an unmarried woman** (the "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **HAWKINS SQUARED LLC, a Tennessee limited liability company**, its successors and/or assigns as their interests may appear (the "Grantee"), that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Unit No. 20 on the Plan of Cottage Place

Condominiums, of record in Book 6520, Page 816, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office.

BEING the same property conveyed to Verline Dobbs, by Warranty Deed, from Frances P. Douglass, unmarried, dated September 17, 2001, and recorded on September 19, 2001, as Instrument No. 20010919-0101638, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to By-Laws of Cottage Place Homeowners' Association of record in Book 6520, Page 793, said Register's Office.

The legal description is the same as the previous deed of record.

This is improved property known as: 202 Cottage Place, Nashville, TN 37214.

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, its successors and/or assigns as their interests may appear, forever, and I do covenant with the said Grantee

that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns as their interest may appear, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 30th day of September, 2023.

Verline Dobbs Verline Dobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Verline Dobbs**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2023.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 10.02.2023

~~2 of 2~~ WE.
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