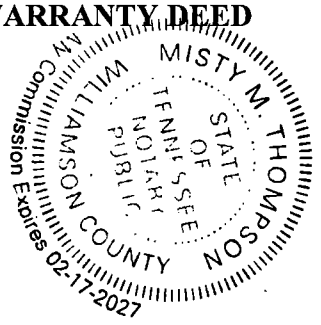
(2)

WARRANTY DEED



Karen Johnson Davidson County
Batch# 1075062 DEEDWARR
11/27/2023 09:41:15 AM 2 pgs
Fees: $13.00 Taxes: $6,567.50



20231127-0091332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Hawkins	F & M Bank	
(NAME)	(NAME)	
4001 A Westlawn Dr.	50 Franklin St.	103 08 0 165.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37040	
(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, **PAUL FRANCIS BUCCHI, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACY HAWKINS, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, 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 the Easterly 50 feet of the Westerly 100 feet of the Northerly 250 feet of Lot No. 330 on the map of Richland Realty Co's West Lawn Subdivision, of record in Book 421, Page 32, Register's Office for said County.

Said part of said lot fronts 50 feet on the Southerly side of West Lawn Drive, also known as Westlawn Drive, and runs back between parallel lines 250 feet to a dead line on which it measures 50 feet.

Being the same property conveyed to Paul Francis Bucchi, a married man, by Warranty Deed from Joe B. Beckham, Jr., individually, and as Trustee of Joe B. Beckham, Sr. Revocable Trust, of record in Instrument No. 20220223-0020434, in the Register's Office of Davidson County, Tennessee, dated February 10, 2022 and recorded on February 23, 2022.

Being the same property conveyed to Joe B. Beckham and Wife, Pauline G. Beckham, by Warranty Deed from Betty Jean Pappas, W.R. Lawson, Jr. and Harold Francis Lawson, of record in Book 4903, Page 809, in the Register's Office of Davidson County, Tennessee, dated April 11, 1975 and recorded on April 14, 1975. Said Pauline G. Beckham died on January 20, 1981 and Joe B. Beckham Sr. since died on February 29, 2020 leaving Last Will and Testament as admitted to Probate under Case Number 20P762, Davidson County Circuit Court, of Instrument No. 20201109-0131333, Register's Office for Davidson County, Tennessee.

Property was not the marital residence for the Grantor.

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

unimproved
This is improved x property, known as 4001 A Westlawn Dr., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 9th day of November, 2023

Paul Bucchi by Dylan Potter, Attorney in Fact

PAUL BUCCHI BY: DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me , Dylan Potter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul Bucchi acknowledged that he executed the same as the free act and deed of Paul Bucchi.

Witness my hand and official seal this 9th day of November, 2023.

Commission expires:

Dawn Michelle Osborne

Notary Public

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025