Karen Johnson Davidson County
Batch# 1080598 DEEDWARR
12/11/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20231211-0095460

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: James Goodwin and Laura Goodwin	SEND TAX BILLS TO: James Goodwin and Laura Goodwin	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
2024 SALEM MASON DRIVE	1987 Old Laguardo Rd East	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	Lebanon, TN 37087	081060022700
(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, **Tammye W. Hawkins, unmarried, and Daryl J. Hawkins, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Goodwin and wife, Laura Goodwin** , 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 Lot(s)18, as shown on the map entitled Cumberland Gardens, Section III, of record in Book 2854, Page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tammye W.Hawkins and husband, Daryl J.Hawkins, by virtue of that certain Warranty Deed dated January 25, 2007, and being of record at Instrument No. 20070129-0011892 in the Register's Office of Davidson County, Tennessee. Grantors having since been divorced, Final Decree of Divorce of record at Docket 20D2012 in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 2024 Salem Mason Dr. Nashville, TN 37208
(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 8th day of December, 2023.

Tammye W. Hawkins

Daryl J. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Tammye W. Hawkins and Daryl J. Hawkins**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 December 8, 2023.

Affiant Signature

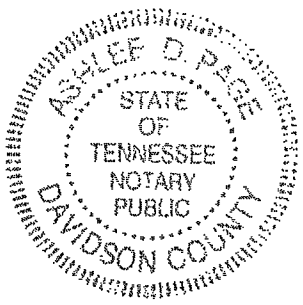
12/8/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of December, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026