THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146766** Karen Johnson Davidson County Batch # 1111502 DEEDWARR 03/15/2024 10:56:05 AM 2 pgs Fees: $13.00 Taxes: $1,905.50 20240315-0018062	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 14th day of March, 2024. Notary Public My Commission Expires: VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: William Milledge Smith II and Kaileen Anne Mangan 6118A Robertson Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 09 1D 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tess Elizabeth Hawken and Andrew Hawken, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Milledge Smith II and Kaileen Anne Mangan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, being Unit 1, of HOMES AT 6118 ROBERTSON AVENUE, a Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for HOMES AT 6118 ROBERTSON AVENUE, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170718-0072208, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 6118 Robertson Avenue, a Horizontal Property Regime with Private Elements, set forth in Exhibit B of said Declaration for the location of the Units described therein.

Being the same property conveyed to Tess E. Kopecky, a single woman, by Warranty Deed from Invent Communities Inc., a Tennessee corporation, of record in Instrument No. 20200206-0014186, in the Register's Office of Davidson County, Tennessee, dated February 06, 2020, and recorded on February 06, 2020. Tess E. Kopecky, having since married and is now known as Tess Elizabeth Hawken. Andrew Hawken joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. F. COCKRILLS FARM SUBDIVIDED, as recorded in Plat Book 161, Page(s) 134-135. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170718-0072208.

This is improved property located at 6118A Robertson Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of March, 2024.

Tess Elizabeth Hawken

Andrew Hawken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tess Elizabeth Hawken and Andrew Hawken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2024.

Notary Public
My Commission Expires: _____

