This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22126-AP

Karen Johnson Davidson County
Batch# 1122743 DEEDWARR
04/15/2024 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $9,657.00
20240415-0026590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,610,000.00.

Affiant

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Subscribed and sworn to before me, this the 9th day of April, 2024.

Carmen Coats
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
P&J Schonfeld Trust dated February 3, 2006 1261 Lewisburg Pike Franklin, TN 37064	New Owner	117-04-1E-002.00 117-04-1F-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Hawthorne Homes Project, a Tennessee General Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **P&J Schonfeld Trust dated February 3, 2006**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:

BEING certain private element unit(s) situated in Davidson County, Tennessee, and being further known as Unit 1803 together with the appurtenant common elements of Homes at 2701 Hawthorne Place, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2701 Hawthorne Place, of record in Instrument No. 20210728-0101496 amended in Instrument No. 20211109-0149369, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2701 Hawthorne Place provided in said Declaration, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit(s).

Tract II:

BEING certain private element unit(s) situated in Davidson County, Tennessee, and being further known as Unit B together with the appurtenant common elements of Homes at 2705 Hawthorne Place, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2705 Hawthorne Place, of record in Instrument

No. 20210728-0101516 as amended in Instrument No. 20240325-0020496, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2705 Hawthorne Place provided in said Declaration, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit(s).

Being part of the same property conveyed Hawthorne Homes Project, a Tennessee Partnership, by Warranty Deed from Scot H. Dunlap and wife Erin Dunlap and Nashjohn, LLC, a Tennessee limited liability company, dated April 27, 2021, recorded April 29, 2021, of record in Instrument No. 20210429-0057461, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1803 Rosewood Avenue & 2705 Hawthorne Place, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 9th day of April, 2024.

GRANTOR:

Hawthorne Homes Project,
a Tennessee General Partnership

By: _____
Brian Bandas, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor of Hawthorne Homes Project, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2024.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/4/2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 9, 2024** (date of document).

Affiant Signature

April 15, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25