THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447395** Karen Johnson Davidson County Batch # 1140975 DEEDWARR 05/30/2024 02:11:30 PM 2 pgs Fees: $13.00 Taxes: $2,923.00 20240530-0040202	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $790,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2024. Notary Public My Commission Expires:

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

WARRANTY DEED

Address New Owner: Chandra Mohan and Shanthi Mohan 103 Longwood Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 09 0B 027.00

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, **Pamela C. Hawkins, Trustee of the Pamela C. Hawkins Revocable Trust FBO Erick dated April 6, 2015, as amended and restated by the Pamela C. Hawkins Revocable Trust FBO Erick, dated September 14, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chandra Mohan and Shanthi Mohan, 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, Tennessee, being Lot No. 27 on the Plan of LONGWOOD of record in Plat Book 5200, Page 86, Register's Office for said County, and as revised with respect to floor access and lot coverages in Book 5419, Page 183, said Register's Office.

Said Lot No. 27 fronts 50.00 feet on the Westerly margin of Longwood Place and extends back between parallel lines 80.50 feet to a line in the rear measuring 50.00 feet along the Easterly margin of Longwood Court.

Being the same property conveyed to Pamela C. Hawkins, Trustee of the Pamela C. Hawkins Revocable Trust FBO Erick dated April 6, 2015, by Quitclaim Deed from Pamela C. Hawkins, Trustee of the Pamela C. Hawkins 2013 Revocable Trust dated August 15, 2013, of record in Instrument No. 20151028-0109843, in the Register's Office of Davidson County, Tennessee, dated October 16, 2015 and recorded on October 28, 2015.

Being the same property conveyed to Trustee of the Pamela C. Hawkins 2013 Revocable Trust dated August 15, 2013, by Quitclaim Deed from Pamela C. Hawkins, of record in Instrument No. 20130828-0090969, in the Register's Office of Davidson County, Tennessee, dated August 15, 2013 and recorded on August 28, 2013.

Being the same property conveyed to Pamela C. Hawkins, by Quitclaim Deed from Raymond W. Hawkins, Jr., of record in Instrument No. 20130820-0087341, in the Register's Office of Davidson County, Tennessee, dated August 15, 2013 and recorded on August 20, 2013.

Being the same property conveyed to Raymond W. Hawkins Jr. and spouse, Pamela C. Hawkins, by Warranty Deed from James L. Murphy, III, John K. Murphy, Mary Helen Clark, Robert P. Murphy, Thomas B. Murphy and Brigid Ann Stewart on behalf of the Estate of Mary Ann Seigenthaler Murphy, of record in Instrument No. 20060623-0075121, in the Register's Office of Davidson County, Tennessee, dated June 22, 2006 and recorded on June 23, 2006.

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 Longwood, as recorded in Plat Book 5200, Page(s) 86 , Amendment recorded in Book 5419 and Page 183.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5344, Page 353; and as amended Bylaws recorded in Instrument No. 20081031-0108920, Instrument No. 20120621-0054661, Instrument No. 20130716-0073196, Instrument No. 20140218-0013710 and Instrument No. 20181128-0115840.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5287, Page 712; Book 6925, Page 836.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 103 Longwood Place Nashville TN 37215

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 30th day of May, 2024.

Pamela C. Hawkins Revocable Trust FBO Erick dated September 14, 2021

By: Pamela C. Hawkins, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela C. Hawkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Pamela C. Hawkins Revocable Trust FBO Erick dated, September 14, 2021 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of May, 2024.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026