Karen Johnson Davidson County
Batch# 1168804 DEEDWARR
08/13/2024 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20240813-0061617

ANNA N. DOLAN TENNESSEE NOTARY PUBLIC My Comm Exp. July 17, 2028 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual considcration or value, whichever is greater, for this transfer is $745,000.00 Affiant Subscribed and sworn to before me, this 9th day of August, 2024. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edith Johnston Kelsey, Vivian Brynne Kelsey, and Edward Andrew Johnston	**New Owner**	**117-03-0-094.00**
2110 Sharondale Drive		
Nashville, TN 37215-1212		

FOR AND IN 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 ACKNOWLEDGE, I,

Alice Elizabeth Hawkins, a married woman, the legal heir of Robert W. Fitts, deceased,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edith Johnston Kelsey, Vivian Brynne Kelsey, and Edward Andrew Johnston

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 Lot No. 2 on the Plan of Hillsboro Circle of record in Book 1130, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 74.5 feet on the northerly side of Sharondale Drive, as measured along a slight curve, and extends back 176.5 feet on the easterly line and 175.3 feet on the westerly line to a dead line in the rear measuring 63.8 feet thereon.

Being the same property conveyed to John S. Head and wife, Sarah L. Head and William M. Head by Deed of record in Book 4919, Page 192, Register's Office for Davidson County Tennessee. The property was further conveyed to John S. Head and wife Sarah L. Head by Deed of record in Book 5045, Page 979, Register's Office for Davidson County Tennessee. John S. Head conveyed his interest to Sarah L. Head, pursuant to the terms of a divorce, by Quitclaim Deed of record in Book 7671, Page 209, Register's Office for Davidson County Tennessee. Sarah L. Head remarried and changed her name to Sarah L. Fitts. Sarah L. Head, now Fitts conveyed her interest in the proeprty to Robert W. Fitts and wife, Sarah L. Fitts, by deed of record in Book 9353, Page 686, Register's Office for Davidson County. Tennessee. Sarah L. Fitts died on December 26, 2016 leaving Robert W. Fitts as her surviving spouse. Robert W. Fitts died on March 30, 2023. He left a Last Will and Testaement that was submitted for Probate in the Probate Court Davidson County, Case No. 23PR-1142. Pursuant to the Last Will and Testament of Robert W. Fitts, and as reflected in the Order Admitting Will As A Muniment of Title, the within described real property was devised to Alice Elizabeth Hawkins.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 1130, Page 15, Register's Office for Davidson, Tennessee.
c. Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Book 11711, Page 618, in the Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2110 Sharondale Drive, Nashville, TN 37215-1212.

This property has never been used as the marital residence of the Grantor.

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 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.

Dated effective the 9th day of August 2024.

Alice Elizabeth Hawkins

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Alice Elizabeth Hawkins, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August 2024.

Notary Signature
My commission expires: 08/05/26

File #: **24-262**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

Certificate of Authenticity

I, Alicia Hamilton, 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

8/8/24.
Date

Affiant Signature

8/9/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of Aug, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON