THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1168892 DEEDWARR
08/14/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20240814-0061730

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Guthrie Carpenter 2419 Mansker Drive Madison, TN 37115	Bay Equity LLC 2300 Clayton Rd, Ste 1300 Concord, CA 94520	027-13-0-001

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joshua Hawley, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Guthrie Knight Carpenter, an unmarried man** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 2419 Mansker Drive, Nashville, TN 37115 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Said property is being described as follows:

Being Lot No. 30 on the Plan of Mansker Meadows subdivision, Section II, of record in Book 2663, Page 15 and 16, in the Register's Office for Davidson County, Tennessee, to which plane reference is hereby made for a more complete and accurate legal.

BEING the same property conveyed to Joshua Hawley, an unmarried man by Warranty Deed from Jorge Aguilar and Sandra Aguilar, husband and wife, dated December 7, 2021, and recorded December 15, 2021, in Instrument No. 20211215-0165415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of August, 2024.

Joshua Hawley

Brooke Hawley, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he/she may have, marital or otherwise.

Brooke Hawley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2024, before me personally appeared Joshua Hawley and Brooke Hawley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $699,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

Notary Public
My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/9/24.

Affiant Signature – Joshua A. Terry

8/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/12/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27