THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848692** Karen Johnson Davidson County Batch # 1193100 **DEEDWARR** 10/14/2024 09:20:30 AM 2 pgs Fees: $13.00 Taxes: $5,309.50 20241014-0079269	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,435,000.00. Affiant Subscribed and sworn to before me, this 11th day of October, 2024. Notary Public My Commission Expires:

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: William Hawkins, III 702F Bowling Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 01 0A 002.00

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, **Elena W. Graves, a Single Person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Hawkins, III, a married man**, ("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 Unit No. 3-B aka 702-F, of the Amended and Restated Master Deed of Bowling Square Homeowners Association Creating Bowling Square Two Homeowners Association of record in Instrument No. 20190516-0046286, which amends the Master Deed and Amendment in Book 4724, Page 753 as amended in Book 4932, Page 150; Instrument No. 20190516-0046285 and Instrument No. 20190516-0046369, Register's Office for said County. Reference is hereby made to the plan of BOWLING SQUARE, SECTION ONE, of record in Plat Book 4860, Page 51, said Register's Office, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Elena W. Graves, a Single Person, by Warranty Deed from Lillian Williams, Trustee of the Smitty Family Trust dated May 29, 2018, of record in Instrument No. 20200113-0004040, in the Register's Office of Davidson County, Tennessee, dated January 10, 2020, and recorded on January 13, 2020.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

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 BOWLING SQUARE, SECTION ONE, as recorded in Plat Book 4860, Page(s) 51.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOWLING SQUARE, as recorded in Plat Book 4660, Page(s) 44.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bowling Square Homeowners Association of record in Book 4724, Page 753 as amended in Book 4932, Page 150; Instrument No. 20190516-0046285; Instrument No. 20190516-0046286 and Instrument No. 20190516-0046369; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other

This is improved property located at 702F Bowling Avenue 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 11th day of October, 2024.

Elena W. Graves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elena W. Graves, 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 11th day of October, 2024.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025