WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195968 DEEDWARR
10/21/2024 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,973.33
20241021-0081504

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,333.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sattam Madanat and Raja Madanat	NEW OWNER	090 08 4L 003.00
(NAME)	(NAME)	
1106 Luxborough Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Samuel Tyler Hawkins, a married person and Matthew P. Benjamin, a married person, as equal tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sattam Madanat and Raja Madanat, husband and wife**, 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 Unit 65A of the Homes at 618 Annex Avenue, a Horizontal Property Regime with Private Elements as established by that certain Declaration of Covenants, Conditions and Restrictions for the Homes at 618 Annex Avenue of record in Instrument No. 20210514-0065305, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to LMS Homes, LLC, a Tennessee Limited Liability Company from Robin Hawkins and Paul Pate, Wife and Husband by Warranty Deed dated October 9, 2020, and recorded on October 13, 2020, in Instrument No. 20201013-00118913, Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Samuel Tyler Hawkins, an unmarried person and Matthew P Benjamin, a married person, as equal tenants in common from LMS Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated May 31, 2023 and recorded on June 2, 2023, in Instrument No. 20230602-0041786, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 618 Annex Avenue Unit B, Nashville, TN 37209

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. 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.

Witness our hands this 7th day of October, 2024.

Samuel Tyler Hawkins by
Matthew Benjamin as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Matthew Benjamin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Samuel Tyler Hawkins, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Samuel Tyler Hawkins for the purposes therein contained.

WITNESS my hand and official seal of office, this 7th day of October, 2024

Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

Witness our hands this 7th day of October, 2024.

Matthew P. Benjamin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Matthew P. Benjamin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 7th day of October, 2024.

Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

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 10/17/24.

Affiant Signature – Joshua A. Terry

10/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27