Karen Johnson Davidson County
Batch# 1205528 DEEDWARR
11/15/2024 09:05:30 AM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20241115-0089054

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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)
Klinton Hopkins	New Owner	090 08 4L 004.00
(NAME)	(NAME)	
618A Annex Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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 **Klinton Hopkins, a single man,** 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 65B 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 m Instrument No 20210514-0065305, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description as Exhibit "B-1" attached thereto.

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. 20201013-0118913, in the Register's Office of Davidson County, Tennessee.

Further being 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 Quit Claim Deed dated May 31, 2023 and recorded on June 2, 2023, in Instrument No. 20230602-0041786, in the Register's Office of Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available

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 A Annex Ave, 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 20 day of October 2024

Samuel Tyler Hawkins

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 Samuel Tyler Hawkins, 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 20th 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 November 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 November, 2024.

Notary Public
My Commission Expires:
(SEAL)

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

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/7/24 (date of document)

Regina Sullo

Affiant Signature

November 14, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14 day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

