WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207084 DEEDWARR
11/20/2024 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20241120-0090385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF November, 20 24.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hawkwood Lane, LLC	new owner	
(NAME)	(NAME)	071-04-0-252.00
146 Southridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Latasha Prince and Daniel Roberts** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hawkwood Lane, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 99 on the Plan of Shepardwood Subdivision, Section 2 of record in Plat Book 4460, Page 66, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 60 feet on the Southerly side of Bethwood Drive and extends back 138.59 feet on the Westerly side and 137 feet on the Easterly side to a dead line in the rear on which it measures 69.72 feet.

Being the same property conveyed to Linda B. Henderson (Div) by Warranty Deed from Murphree Realty Company of record in Book 4673, Page 851, Register's Office for Davidson County, Tennessee, dated January 19, 1973 and recorded on January 22, 1973.

Said Linda B. Henderson became deceased on May 1, 2020, intestate, survived by Phillipe Henderson. Affidavit of Heirship of record in Instrument No. 20210802-0017842, said register's office, TN. Said Linda B. Henderson had three children; Phillipe Henderson, Isaac Henderson and Christopher Henderson by Affidavit of Heirship of record Instrument No. 20210624-0085523 and Instrument No. 20210624-0085526, said register's office, Tennessee. Corrected Affidavit of Heirship of record at Instrument No. ____20241200090382_____ and Instrument No. ____20241200090382_____ in said Register's Office, Tennessee.

Said Isaac Henderson became deceased April 27, 2019, without issue. Affidavit of Heirship Instrument No. 20210624-0085525, said register's office- Affiant is Vanessa Valentine. Affidavit of Heirship Instrument No. 20210624-0085527, said register's office- Affiant is Erica Shemwell.

Said Christopher Henderson became deceased May 28, 2019 without issue. Affidavit of Heirship Instrument No. 20210624-0085524, said register's office- Affiant is Erica Shemwell. Affidavit of Heirship Instrument No. 20210624-0085528, said register's office- Affiant is Vanessa Valentine.

Being the same property conveyed to Mrs. Latasha Prince by Quitclaim Deed from Philippe Henderson of record in Instrument No. 20210208-0017843 Register's Office for Davidson County, Tennessee, dated December 13, 2020 and recorded on February 08, 2021.

Being the same property conveyed to Daniel Roberts by Quitclaim Deed from Marc Henderson of record in Instrument No. 20211203-0160318 Register's Office for Davidson County, Tennessee, dated November 24,

2021 and recorded on December 03, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Registers Office of Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2513 Bethwood Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of November, 2024.

Latasha Prince
Latasha Prince
Daniel Roberts
Daniel Roberts

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

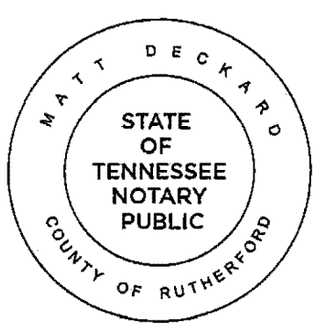
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Latasha Prince and Daniel Roberts** , (via audio video communication) with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 2024.

Matt Deckard
Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 November 14 2024.

Affiant Signature

11/15/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY