THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1212300 DEEDWARR
12/03/2024 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241203-0093960

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Catherine Jonas and Jared Jonas 7466 Old Charlotte Pike Nashville, TN 37209	New Owner	114-00-0-025.01

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Christopher V. Hawkins**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Catherine Jonas and Jared Jonas, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in the 8th, formerly the 12th, Civil District of said County and State, being part of lot No. 6 of the division of the real estate of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to a survey made by S.H. Hutchison, October 16, 1963, as follows: Beginning in the center of Charlotte Pike at the southeast corner of the J.C. Womack's 2.56 acre tract; thence with Womack's easterly line north 34° west 133 feet to a 10 inch elm; thence north 28° west 119.2 feet to a stake in fence; thence leaving Womack's line south 85° 30' east 320 feet to a stake cedar pointer; thence south 7° 15' west 175 feet to the center of Charlotte Pike; thence with the center of said Pike south 89° west 88 feet and south 78° 30° west 77.5 feet to the beginning, containing 1.87 acres, more or less.

Being the same property conveyed to Christopher V. Hawkins by Deed from Steven D. Hawkins, Trustee of the Ira Vaughn Hawkins Revocable Living Trust dated May 18, 2016 of record in Instrument No. 20240723-0055033, filed on 07-23-2024, Register's Office for Davidson County, Tennessee.

This is property commonly known as 7466 Old Charlotte Pike, Nashville, TN 37209*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public 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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 2nd **day of December, 2024**:

Christopher V. Hawkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher V. Hawkins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of **December, 2024:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$450,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 2nd DAY OF **December, 2024:**

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 12-2-24 (date of document).

Date: 12-3-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 3rd day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026