

WARRANTY DEED Karen Johnson Davidson County Batch# 1216555 DEEDWARR 12/16/2024 11:07:30 AM 3 pgs Fees: $18.00 Taxes: $1,219.15 20241216-0097354	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/12/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11/15/2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-14169-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Taylor Nicholas and Silvia V. Nicholas	Nick Dimen	162-13-0-244.00
613 Cedarhill Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jason Kelly Hawes and Emily Michelle Hawes, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Nicholas and Silvia V. Nicholas, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 21 on the Plan of Section 4 Dreamland Estates of record in Plat Book 6900, Page 188, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Kelly Hawes and Emily Michelle Overway by Warranty Deed from Amanda Dean, Trustee of The 613 Cedar Hill Court Trust of record in Instrument No. 20200819-0093513 Register's Office for Davidson County, Tennessee, dated August 18, 2020 and recorded on August 19, 2020. Emily Michelle Overway having since married and is now known as Emily Michelle Hawes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 613 Cedarhill Court Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 12, 2024.

Jason Kelly Hawes by [signature], Attorney in Fact
Jason Kelly Hawes by J. Carlton Drumwright, his Attorney-In-Fact

Emily Michelle Hawes by [signature], Attorney in Fact
Emily Michelle Hawes by J. Carlton Drumwright, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Jason Kelly Hawes and Emily Michelle Hawes, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Jason Kelly Hawes and Emily Michelle Hawes, and is authorized by Jason Kelly Hawes and Emily Michelle Hawes to execute this instrument on their behalf.

Witness my hand and official seal, this December 12, 2024.

[signature]
Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-14169-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 12/12/24.

Affiant Signature – Joshua A. Terry

12/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON