Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-3921

Karen Johnson Davidson County
Batch # 1230983 DEEDWARR
01/28/2025 11 06 29 AM 2 pgs
Fees $13 00 Taxes $1,332 00
20250128-0006410

Prepared by ~~and Return to:~~
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 360,000 00

Affiant

Subscribed and Sworn before me this 23 day of January, 2025.

Notary Public
My commission expires 03-16-26

BRANYAN LITTLE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS DUE.	TAX INFORMATION:
Dionte Jamal Hawkins and Leandra Hawkins 3921 Tea Garden Way, Nashville, TN 37013	New Owner	150-10-0-196 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan Alexander Carias, an unmarried man, and Jose Guido Zambrano, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dionte Hawkins, unmarried and Leandra Hawkins, unmarried,*** "the Grantee," the following described real estate in Davidson County, Tennessee.

*as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Lot No 24 on the Plan of Section 3, Jamestown Estates of record in Plat Book 6900, Page 866, 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 Jonathan Alexander Carias, unmarried and Jose Guido Zambrano, Married, by Warranty Deed from Brady Development Group, LLC, a Texas Limited Liability Company, dated August 07, 2020, and recorded August 12, 2020, of record in Instrument No 20200812-0089998, Register's Office of Davidson County, Tennessee

This is [X] improved [ ] unimproved property known as 3921 Tea Garden Way, Nashville, TN 37013

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

Wendy Carıas, spouse of Grantor, hereby joins ın the execution of thıs document for the purposes of conveying hıs/her marital ınterests, ıf any, ın the subject property

IN WITNESS WHEREOF, Grantor has caused thıs Warranty Deed to be executed effective as of the 23 day of January, 2025

Jonathan Alexander Carias

Jose Guido Zambrano

Wendy Carias

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On thıs 23 day of January, 2025, before me personally appeared Jonathan Alexander Carıas, Jose Guıdo Zambrano and Wendy Carıas, to me known to be the person (or persons) descrıbed ın and who executed the foregoıng ınstrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, thıs 23 day of January, 2025

Notary Sıgnature
My commıssıon expıres

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp 08/19/2028
COUNTY OF RUTHERFORD