WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-10-28

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1237885 DEEDWARR
02/18/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250218-0011545

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mason D. Brace	Churchill Mortgage Corporation	142-15-0-106.00
(NAME)	(NAME)	
578 Harpeth Bend Drive	1749 Mallory Lane, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **Jeffrey L. Hawley and Jennifer M. Hawley, Trustees, Hawley Family Revocable Living Trust dated February 14, 2023,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mason D. Brace, an unmarried man,** hereinafter called the GRANTEE(S), his 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. 1 on the Plan of Harpeth Bend Subdivision, of record in Plat Book 5190, page 742, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Lynn Hawley, married by Warranty Deed from Gerald E. Webber and wife, Trey Webber, dated 03/14/2008, of record in Instrument No. 20080319-0027841, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jeffery L. Hawley and Jennifer M. Hawley, Trustees, Hawley Family Revocable Living Trust Agreement dated February 14, 2023, by Quitclaim Deed from Jeffrey Lynn Hawley, dated 07/13/2023, of record in Instrument No. 20230718-0055004, Register's Office for Davidson County, Tennessee. Jeffrey L. Hawley's name was misspelled as "Jeffery" in the granting clause of vesting deed.

This conveyance is 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) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 578 Harpeth Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2533011
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of February, 2025.

The Hawley Family Revocable Living Trust dated February 14, 2023

By: _____
Jeffrey L. Hawley, Trustee

By: _____
Jennifer M. Hawley, Trustee

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 Jeffrey L. Hawley and Jennifer M. Hawley, Trustees, Hawley Family Revocable Living Trust dated February 14, 2023, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of February, 2025.

_____
Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 February 14th, 2025.

Affiant

Date: 2/14/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 14th day of February, 2025.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY