Karen Johnson Davidson County
Batch# 1241932 DEEDWARR
02/27/2025 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $872.83
20250227-0014739

WARRANTY DEED

Burks-P25-0020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2025.

(Affix Seal) Notary Public

My Commission Expires: 03/28/28

MACKENZIE REINACHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Nakiah Burks	Bay Equity LLC	161.11-0A-022.00 CO
364 Huntington Ridge Drive	2300 Clayton Rd, Ste 1300	
Nashville, TN 37211	Concord, CA 94520	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Margaret L. Hawkins, Trustee of the Margaret L. Hawkins Living Trust, established by the Revocable Trust Agreement of Margaret L. Hawkins, dated April 1, 2011** , hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Nakiah Burks, an unmarried woman**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying in Davidson County, Tennessee, more particulary described as follows:

Unit No. 22 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Margaret L. Hawkins, Trustee of the Margaret L. Hawkins Living Trust, established by the Revocable Trust Agreement of Margaret L. Hawkins, dated April 1, 2011 by deed from Margaret L. Hawkins of record in Instrument No. 201104140028890, recorded on 4-14-2011, in the Register's Office for Davidson County, Tennessee.

Previously conveyed to Margaret L. Hawkins, a single person by warranty deed from Bernard Stich and Rose Stich, husband and wife recorded 7-24-1995 in book 9737, page 647.

unimproved ☐
This is improved ☑ Property known as: **364 Huntington Ridge Drive, Nashville, TN 37211**

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, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 26 day of February, 2025:

Margaret L. Hawkins, Trustee of the Margaret L. Hawkins Living Trust, established by the Revocable Trust Agreement of Margaret L. Hawkins, dated April 1, 2011

BY: Margaret L. Hawkins
Margaret L. Hawkins, Trustee

STATE OF Georgia

COUNTY OF Cowetta

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Margaret L. Hawkins with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the TRUSTEE of the Margaret L. Hawkins Living Trust, established by the Revocable Trust Agreement of Margaret L. Hawkins dated April 1, 2011, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as Trustee.

Witness my hand, at office, this 26 day of February, 2025.

Kenya Lashan Mackey

Notary Public

My Commission Expires: July 30, 2028

KENYA LASHAN MACKEY NOTARY PUBLIC MY COMMISSION EXPIRES 7/30/2028 FULTON COUNTY, GEORGIA

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 02/26/2025 (date of document).

Affiant Signature

02/26/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 26th day of February, 20 25.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

