Karen Johnson Davidson County
Batch# 1248363 DEEDWARR
03/20/2025 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20250320-0020191

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149772**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00. Affiant Subscribed and sworn to before me, this 17th day of March, 2025. Notary Public My Commission Expires: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: The Hawkins Revocable Trust dated December 29, 2021 115 Iris Avenue Old Hickory TN 37138	Send Tax Bills To: New Owner 965 Twin View Circle Selmer, TN 38375	Tax Information: Tax Parcel ID No. 053-12-0-270.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grant Tiemann and Rachel Chacko Tiemann, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Darren D. Hawkins and Tisa R. Hawkins, Trustees of The Hawkins Revocable Trust dated December 29, 2021**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 11th Councilmanic District, in the City of Lakewood, being on the North East Side of Iris Avenue and being known as Lot 1 and designated as a tract or parcel of land containing .92 acres, more or less, as shown on the survey entitled, "Final Plat of The Rozelle Green Property", a resubdivision of part of Lot No. 19 and part of Lot No. 20 Section 2, Plan of Life and Casualty Ins. Co. Subdivision of Dabbs and Elliot Property known as "Dupontonia", of record in Instrument No. 20060711-0082802, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

There is conveyed herewith a perpetual 20 foot easement across Lot Two of the Green Property Subdivision as shown on said Plat for Ingress and Egress to the property conveyed herein.

Being the same property conveyed to GRANT TIEMANN AND RACHEL CHACKO, HUSBAND AND WIFE, by deed from GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20230331-0023390, dated March 24, 2023, said Register's Office.

Rachel Chacko is now known as Rachel Chacko Tiemann.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 053-12-0-270.00.

Beneficial Easement for Ingress/Egress , gas, water sewer & utilities, of record in Instrument No. 20200811-0089442 and in Instrument No. 20200811-0089450, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20060711-0082802, said Register's Office.

This is improved property located at 115 Iris Avenue Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2025.

Grant Tiemann

Rachel Chacko Tiemann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grant Tiemann and Rachel Chacko Tiemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2025.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, Amanda Maynor, 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

March 17, 2025.

Date

Affiant Signature

March 18, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of **March**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON