WARRANTY DEED

Karen Johnson Davidson County
Batch# 1256385 DEEDWARR
04/04/2025 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250404-0025576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FH Investments, LLC	**New Owner**	
(NAME)	(NAME)	119-14-0-004.00
2832 Gaywinds Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ESTATE OF NOLA FAYE HAWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FH INVESTMENTS, LLC**, HEREINAFTER CALLED THE GRANTEES, 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. 31 of Block E on the Plan of Woodbine Courts, Section No. 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the southerly margin of Collier Avenue, said point being the common corner of Lots 30 and 31; thence with the Tine between said two lots, southwardly 105.5 feet to a point in the southeast corner of said Lot 31 and the northeast corner of Lot 32; thence with the line between Lots 31 and 32, westwardly 150 feet to the easterly margin of Simmons Avenue; thence with the easterly margin of said Avenue, northwardly 54.4 feet to the beginning of a curve; thence around said curve northeastwardly 79.6 feet to the southerly margin of Collier Avenue; thence with the southerly margin of said Avenue, eastwardly 98.9 feet to the point of beginning.

Being the same property conveyed to Leamon L. Hawn and wife, Nola F. Hawn by Warranty Deed from James Hickerson, Trustee with full power to mortgage, sell, transfer, or convey without joinder of any beneficiary of record in Book 5140, Page 793, in the Register's Office for Davidson County, Tennessee, dated April 25, 1977 and recorded on April 27, 1977. The said Leamon L. Hawn aka Leamon Lloyd Hawn died on or about May 30, 2020. The said Nola F. Hawn aka Nola Faye Hawn died on or about February 24, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2910 Simmons Avenue, Nashville, TN 37211
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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.

JW2025-434

Witness my hand this 31st day of March, 2025

ESTATE OF NOLA FAYE HAWN

BY: _____

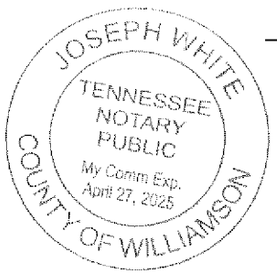
MARK HAWN, PERSONAL REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Mark Hawn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Personal Representative of the Estate of Nola Faye Hawn and executed the within instrument as such Personal Representative.

Witness my hand and official seal this 31st day of March, 2025.

Commission expires:



_____
Notary Public

JW2025-434

Certificate of Authenticity

I, Ryan Lux, 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 **April 2, 2025**.

Date

Affiant Signature

April 2, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY