This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24065-AP

Karen Johnson Davidson County
Batch# 1260601 DEEDWARR
04/16/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250416-0029144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Sanderson Tiffany Sanderson 1209 Hawkins St., Unit 1 Nashville, TN 37203	New Owner	093-13-4B-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frank Maxwell, III, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin Sanderson and Tiffany Sanderson, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being certain private element townhome units situated within Davidson County, Tennessee, and being known as Unit 1, together with the appurtenant common elements, of 1209 Hawkins Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1209 Hawkins Street Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20170814-0082829, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1209 Hawkins Street Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the original plat of record in Book 57, page 32, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Garden Area and Shed located in the common elements behind and adjacent to Unit 4 are for the exclusive use of Unit 4 of 1209 Hawkins Street Townhomes of record in Instrument No. 20170814-0082829, Register's Office for Davidson County, Tennessee. The exclusive use of these items in the common areas remain continuous while the owner of Unit 4 is Frank Maxwell, III and Martha Otts Maxwell.

Being a portion of the property conveyed to Frank Maxwell III by Warranty Deed from J. Seth Jennings, dated June 16, 2008, recorded June 17, 2008, of record in Instrument No. 20080617-0062155, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **1209 Hawkins Street, #1, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 16th day of April, 2025.

GRANTOR:

Frank Maxwell, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Maxwell, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2025.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202504160029144

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04/16/2025.

Affiant Signature

04/16/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04/16/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

