Karen Johnson Davidson County
Batch# 1262279 DEEDWARR
04/21/2025 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20250421-0029920

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-1635

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of April, 2025

_____
Notary Public

Commission Expires: 3-3-26

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Johnson and Judith Johnson 202 Cottage Pl Nashville, TN 37214	New Owner	095-02-0A-202.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Hawkins Squared LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Johnson and Judith Johnson, a married couple

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:

Being Unit No. 20 on the Plan of Cottage Place Condominiums, of record in Book 6520, Page 816, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office.

Being the same property conveyed to Hawkins Squared LLC, a Tennessee limited liability company by Warranty Deed from Verline Dobbs, an unmarried woman of record in Instrument No.

20231109-0087655, Register's Office for Davidson County, Tennessee, dated September 30, 2023, and recorded on November 09, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 202 Cottage Pl, Nashville, TN 37214

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 so 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.

Dated this the 18th day of April, 2025.

Hawkins Squared LLC, a Tennessee Limited Liability Company

By: Rhonda Katherine Hawkins member
Rhonda Katherine Hawkins, Member

Corey Hawkins, Member

Carrie Hawkins, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public of the state and county mentioned, personally appeared Rhonda Katherine Hawkins, Corey Hawkins, Carrie Hawkins, Member (s) of Hawkins Squared LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, to be Member(s) of Hawkins Squared LLC, the within named bargainor, a Limited Liability Company, and that as such Member(s) executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member(s).

Witness my hand and seal, at office in Mt Juliet, tN this 18th day of April, 2025.

Notary Signature
My commission expires october 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certification of Recorded Documents

I, Channing Miles, 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 18, 2025.

(AFFIANT) – Channing Miles

04/18/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 18th day of April, 2025

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON