THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
James Victor Valencia,
Noah Victor Valencia, and
Victor Valencia, Jr
1405 Napa Point West
Antioch TN 37013
SEND TAX BILLS TO:
NEW OWNERS

Karen Johnson Davidson County
Batch# 1269062 DEEDWARR
05/06/2025 07:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,981.35
20250506-0035020

WARRANTY DEED

(Map 173-04-0A; Parcel 408.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LORENZO HAWKINS, III, AN UNMARRIED MAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JAMES VICTOR VALENCIA, AN UNMARRIED MAN, NOAH VICTOR VALENCIA, AN UNMARRIED MAN, AND VICTOR VALENCIA, JR, AN UNMARRIED MAN, AS JOINT TENANTS**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 360, Final Plat, Section Five, Oak Highlands, a Planned Unit Development, as shown on the plan of record in Instrument No. 20050124-0008664 (erroneously referenced in prior conveyances as Section Four, Oak Highlands, as shown on the plan of record in Instrument No. 20040128-0010661), in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> BEING the same property conveyed to Lorenzo Hawkins III and wife, Elaine Hawkins, by Warranty Deed dated April 20, 2006, from S&Y Construction, Inc., a Tennessee Corporation, recorded April 26, 2006, in Instrument No. 20060426-0047738, in the Register's Office of Davidson County, Tennessee. Further conveyed to Lorenzo Hawkins III and Carla Hawkins, husband and wife, as tenants by the entireties, by Quitclaim Deed from Lorenzo Hawkins III, a remarried man and Elaine Hawkins, an unmarried woman, dated April 16, 2015, and recorded April 16, 2015, in Instrument No. 20150416-0033924, in said Register's Office. Further conveyed to Lorenzo Hawkins, III by Quitclaim Deed dated April 24, 2025, from Carla Hawkins, recorded in Instrument No. 20250424-0031545, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1405 Napa Point West, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor 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 as noted herein, and for the 2025 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 2nd day of May, 2025.

LORENZO HAWKINS, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorenzo Hawkins, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of May, 2025.

Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $535,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2025.

Notary Public

My commission Expires: October 22, 2025

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2025-101

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 5-5-2025.

Affiant Signature

5-5-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 5 day of May, 2025.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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