Karen Johnson
Batch # 1280142
06/02/2025 09 22 01 AM
Fees $13 00 Taxes $1,110 00
Davidson County
DEEDWARR
2 pgs
20250602-0042971

**RECORD AND RETURN TO:**
**VICTORY TITLE & ESCROW, LLC**
**695 PRESIDENT PL., STE. 203**
**SMYRNA, TN 37167**
**VT250500054**

# WARRANTY DEED

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$300,000.00**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of May, 2025**

**Notary Public**

**MY COMMISSION EXPIRES:**

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

**THIS INSTRUMENT WAS PREPARED BY**
**VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167**

| ADDRESS OF NEW OWNER AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **William F. Hawkins, III** | **William F. Hawkins, III** | **150-00-0-028.00** |
| **3117 Anderson Road** | **106 Lakewood Drive** | |
| **Antioch, TN 37013** | **LaVergne, TN 37086** | |

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, WE,

**Barbara Lewellen, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William F. Hawkins, III, Married**

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 the west one-half of Lot No. 6 on the Plan of the Foster Lands, as of record in Book 2, Page 157, Chancery Court at Nashville, Tennessee, described es follows:**

**BEGINNING at a point in the centerline of Anderson Lane, 89.5 feet west of the common corners of Lots Nos. 6 and 7; thence South 3 degrees West 1,576 feet to the line between Lots 1 and 6; thence with the line between said lots, West 89.5 feet to the corner of Lots Nos. 5 and 6; thence with the line between Lots 5 and 6, North 3 degrees East 1,576 feet to the center line of Anderson Lane; thence East along said center line, 89.5 feet to the point of beginning.**

**BEING the same property conveyed to Leroy Lewellen and wife, Barbara A. Lewellen by Warranty Deed from Thomas C. Oakley and wife, Frances M. Oakley, dated 12/8/1961 and recorded 12/12/1961 in Book 3314, Page 45, Register's Office for Davidson County, Tennessee. The said Leroy Lewellen having since died, leaving the property vested solely in Barbara A. Lewellen.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **3117 Anderson Road, Antioch, TN 37013**
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

Witness our hands this 30th day of May, 2025.

Barbara C. Lewellen

**Barbara Lewellen**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrna, Tennessee, this 30th day of May, 2025

Commission Expires _____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025