WARRANTY DEED

Karen Johnson Davidson County
Batch# 1290690 DEEDWARR
06/27/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250627-0050678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 10-05-2027

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 NUMBER(S)
Heather Dabbs	Novus Home Mortgage, a division of Ixonia Bank	
(NAME)	(NAME)	
6010 Hawkdale Drive	20225 Water Tower Blvd, Suite 400	172-08-0-016.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brookefield, WI 53045	
(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, I, **VIVIAN DOUGLAS MCHAFFIE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER DABBS, UNMARRIED**, 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. 16 on the Plan of Forest Acres Estates, Section I, as of record in Book 3700, page 2, Register's Office for said County, to which plan reference is made for a more complete and accurate legal description. Said Lot No. 16 fronts 74 feet on the Easterly side of Hawkdale Drive and extends back 191.15 feet on the Southerly line and 207.17 feet on the Northerly line to a deadline measuring 106.66 feet thereon.

Being the same property conveyed to Douglas V. McHaffie and wife, Deborah C. McHaffie by Warranty Deed from Louise Allen Cooley and wife, Betty Ruth Cooley of record in Book 6447, page 39, Register's Office for Davidson County, Tennessee, dated December 06, 19844.

Being the same property conveyed to Vivian Douglas McHaffie by Quitclaim Deed from Deborah Louise McHaffie of record in Instrument No. 20111208-0095836 Register's Office for Davidson County, Tennessee, dated November 29, 2011.

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.

unimproved _
This is improved x property, known as 6010 Hawkdale Drive, Nashville, TN 37211
(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.

Witness my hand this 25 day of June, 2025

Vivian Douglas McHaffie

VIVIAN DOUGLAS MCHAFFIE

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 Vivian Douglas McHaffie, 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of June, 2025.

Commission expires: 10/4/27

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 1

CH2025-745

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 6/25/2025 (date of document).

Affiant Signature

6/25/2025
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 12th day of June, 2025.

DIAMOND ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-21-2026

Notary Public

COMMISSION EXPIRES: 11/21/2026