Karen Johnson Davidson County
Batch# 1293732 DEEDWARR
07/03/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250703-0052738

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of June, 2025

(Affix Seal) Notary Public

My Commission Expires: –

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

2025-06-3011

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elsa Hernandez 832 Goswell Drive 201 Nashville, TN 37135	OWNER	Map/Parcel 188-06-0B-201.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Russell Allen Hawkins and Karen B. Hawkins, husband and wife, and Russell Chase Hawkins, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Elsa Hernandez, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 201, Carothers Farm Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013 and Instrument No. 20211130-0518066 as amended in Instrument No. 20211213-0164888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Unit being depicted on Exhibit "2" of the Amendment to the Eighth Supplement to the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 385), of record in Instrument No. 20211213-0164888, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Russell Chase Hawkins, an unmarried man, and Russell Allen Hawkins and Karen B. Hawkins, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee, limited liability company of record in Instrument No. 20230328-0022470 Register's Office for Davidson County, Tennessee, dated March 27, 2023 and recorded on March 28, 2023.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 832 Goswell Drive, 201, Nashville, TN 37135.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the

said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 28 day June, 2025.

Russell Allen Hawkins

Karen B. Hawkins

Russell Chase Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of June, 2025, before me personally appeared Russell Allen Hawkins, Karen B. Hawkins and Russell Chase Hawkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of June, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Linzie Hahn, 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 6/28/25.

Date

Affiant Signature

6/28/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28th day of June, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028