Karen Johnson Davidson County
Batch# 1303523 DEEDWARR
07/30/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250730-0060104

WARRANTY DEED



File No. AD-25-10263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Hawkins and Brandon Hawkins	**New Owner**	
(NAME) 1310 Concord Mill Lane	(NAME)	172-12-0D-601.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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/we, **Timothy Leete and Mollie Jean Todt, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Hawkins and Brandon Hawkins,** **wife and husband** , HEREINAFTER CALLED THE GRANTEE, 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 Unit 323-R on Lot 323, a Special Use Parcel, on the Plan of Lenox Village, Phase Five, as shown on plat of record in Instrument No. 20050120-0007427, as revised and shown as Exhibit "B" of Instrument No. 20070103-0001283, and 20070103-0001284, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy Leete and Mollie Jean Todt, husband and wife by Warranty Deed from Charlotte Kathleen Thurber and Brian William Thurber, husband and wife of record in Instrument No. 20210723-0099053 Register's Office for Davidson County, Tennessee, dated June 06, 2021 and recorded on July 23, 2021.

This is property more commonly known as 1310 Concord Mill Lane, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of July, 2025.

Timothy Leete

Mollie Jean Todt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of July, 2025, before me personally appeared Timothy Leete and Mollie Jean Todt, 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 25th day of July, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I Adde Dilworth, 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 July 25, 2025.

Date

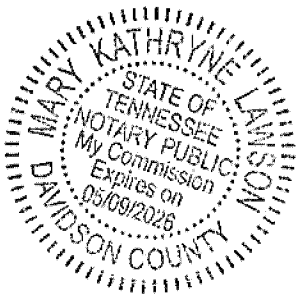
Affiant Signature 07/25/2025
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 25th day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date



Notary's Seal (of on paper)