Name and Address of New Owner:
Tammye Washington Hawkins
3805 Dubois Drive
Nashville, TN 37207

Send Tax Bills To:
Tammye Washington Hawkins
3805 Dubois Drive
Nashville, TN 37207

This Instrument Prepared By:
Mark L. Kent
Landmark Title, LLC
6 North Public Square
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch # 1311500 DEEDWARR
08/19/2025 08:10:55 AM 2 pgs
Fees: $13.00 Taxes: $1,200.65
20250819-0065914

Map & Parcel No: 059-10-0-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Scott A. Guyton, Executor of The Estate of Thelma R. Guyton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tammye Washington Hawkins,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 386 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for said County.

Said Lot fronts 80 feet on the west side of Du Bois Drive and extends back 112 feet on the south line and 176.4 feet on the north line to a dead line and measures 103.1 feet.

Being a part of the property vested in W.C. Allen and wife, Irene M. Allen, by deed from Lineberger Development Company, as of record in Book 4353, page 194, said Register's Office.

Being the same property conveyed to John A. Guyton and wife Thelma R. Guyton by Warranty Deed by W.C. Allen and wife, Irene N. Allen executed on the 13th day of April, 1970 and recorded on the 13th day of April 1970 in Record Book 4412, page 638 of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to recorded restrictions, easements, and setback lines applicable to said property.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of July, 2025.

The Estate of Thelma R. Guyton

By: Scott A. Guyton (SEAL)
Scott A. Guyton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 19th day of July, 2025, before me personally appeared Scott A. Guyton of The Estate of Thelma R. Guyton, 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 19th day of July, 2025.

MARK LEE KENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 22, 2025

Notary Signature
My commission expires: 11/22/2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $324,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

The Estate of Thelma R. Guyton

By: Scott A. Guyton
Scott A. Guyton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 19th day of July, 2025.

Notary Signature
My commission expires: 11/22/2025

MARK LEE KENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 22, 2025