Name and Address of New Owner:
Tedria Walker
684 Dutchmans Drive
Hermitage, TN 37076

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 075-08-0-274.00

Karen Johnson Davidson County
Batch# 1318949 DEEDWARR
09/05/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250905-0071064

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, **Christopher T. Hawn and Kathryn A. Hawn, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tedria Walker, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being Lot No. 9B. Zone Lot Division of Lots 7 thru 11, on the Plan of Hunter's Hill, Section I, of record in Book 5800, Page 350, as amended in Book 6250, Page 625, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher T. Hawn and Kathryn A. Hawn, husband and wife by Quitclaim Deed from Home Sweet Home to Me, LLC - 684 Dutchman Drive, Protected Series, a Tennessee Series Limited Liability Company of record in Instrument No. 20250421-0030002 Register's Office for Davidson County, Tennessee, dated April 18, 2025 and recorded on April 21, 2025.

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 2nd day of September, 2025.

_____(SEAL)
Christopher T. Hawn

_____(SEAL)
Kathryn A. Hawn

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson BS

On this 2nd day of September, 2025, before me personally appeared Christopher T Hawn and Kathryn A. Hawn, 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 2nd day of September, 2025.

BETHANY SHIPLEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/24/2028 SUMNER COUNTY

Notary Signature
My commission expires:

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 $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2nd day of September, 2025.

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

Notary Signature
My commission expires:

Certificate of Authenticity

I, Danielle Watson, 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 9/2/25.

Date

D. Watson

Affiant Signature

9/2/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 2nd day of September, 2025.

L Hahn

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

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