RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Batch # 1319138 09/08/2025 09 35 16 AM Fees $13 00 Taxes $1,128 50 20250908-0071348 Davidson County DEEDWARR 2 pgs	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is· $305,000 00 Affiant Subscribed and sworn to before me, this 5th day of September, 2025. Notary Public My Commission Expires. 11/2/2026 CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

WARRANTY DEED

Address New Owner: Joshua Hawkins 4425 Westlawn Drive B305, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 103-08-0A-039-00,

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLAKE CHAFFIN, UNMARRIED, AS HIS SOLE AND SEPARATE PROPERTY,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSHUA HAWKINS, UNMARRIED MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Being Unit No. B-305, on the plan of Westlawn Green, of record in Plat Book 5200, Pages 20-24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**
>
> **Being the same property conveyed to Blake Chaffin, as his sole and separate property by Deed dated October 13, 2021 from Pinnacle Home Properties, LLC, Series A of Pinnacle Home Properties, LLC, Series B of Pinnacle Home Properties, recorded October 15, 2021, in Instrument Number 202110150138636, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **4425 Westlawn Drive B305, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of September, 2025.

Blake Chaffin

BLAKE CHAFFIN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BLAKE CHAFFIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of September, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____