WARRANTY DEED

Karen Johnson Davidson County
Batch# 1323432 DEEDWARR
09/17/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20250917-0074286

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-25-27

(AFFIX SEAL)

MARCIA ESCOBAR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcelo T. Hawkins	New Owner	075-07-0-213.00
(NAME)	(NAME)	
718 Rachels Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Phillip B. Tucker, Executor of the Estate of Debra G. Wright and Sandy K. Turpin, Executor of the Estate of Debra G. Wright, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Marcelo T. Hawkins, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 38-A on the Plan of the Zone Lot Division of Lots 23, 24, 25, 27, 29, 30,31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, Rachel Square, Section Two, as of record in Book 6250, page 540, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra G. Wright, unmarried by Warranty Deed from Donna M. Ball, unmarried, dated 12/12/1996, of record in Book 10292, Page 272, Register's Office for Davidson County, Tennessee.

The said Debra G. Wright died testate on 02/07/2025, devising subject property to Sandra K. Turpin and Phillip B. Tucker, as evidenced in File No. 25P1088, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 718 Rachels Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2690383
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 12th day of September, 2025.

Phillip B. Tucker, Executor of the Estate of Debra G. Wright

By: Phillip B. Tucker

Sandy K. Turpin, Executor of the Estate of Debra G. Wright

By: Sandy K. Turpin

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip B. Tucker, Executor of the Estate of Debra G. Wright and Sandy K. Turpin, Executor of the Estate of Debra G. Wright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of September, 2025.

Notary Public:
My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/12/25 (date of document).

Affiant Signature

9/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of SEPT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26