Karen Johnson
Batch # 1329879
10/03/2025 10 02 28 AM
Fees $13 00 Taxes $1,147 00

Davidson County
DEEDWARR
2 pgs

20251003-0078949

WARRANTY DEED

File No 2025-0528

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

Subscribed and sworn to before me on OCTOBER 1, 2025.

REBEKAH JOLLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 17, 2028

NOTARY PUBLIC
MY COMMISSION EXPIRES
12/17/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL NO
Patrick Hargrett 148 Bart Drive Antioch, TN 37013	Patrick Hargrett 148 Bart Drive Antioch, TN 37013	162-02-0-024 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ESTATE OF CAROL W. HAWKINS, (FORMERLY KNOWN AS ETHEL C. HAWKINS)**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PATRICK HARGRETT, A SINGLE MAN**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, State of Tennessee, described as follows, to-wit·

Being Lot No 51 on the Plan of Colewood Acres, Section 1, of record in Book 3700, page 59, Register's Office for said County, as follows

Beginning at a point in the northerly margin of Bart Drive, the same being a common corner of Lot Numbers 51 and 52, thence with the dividing line between lots 51 and 52, northwardly 127 8 feet to a concrete monument, thence with the dividing line between lots 50 and 51, eastwardly 116 5 feet to a point in the westerly margin of Olivia Drive, thence with said margin of said Drive, southwardly 47.20 feet to a concrete monument, thence to the right around a curve, 39.27 feet to a concrete monument in the northerly margin of Bart Drive, thence with said margin of said Drive, westwardly 84 33 feet to the point of beginning

Being the same property that was conveyed to ROBERT E HAWKINS and WIFE, ETHEL C HAWKINS, by Warranty Deed dated October 28, 1967, of record in Book 4185, page 341, Register's Office for Davidson County.

The said Robert E. Hawkins having since died on or before May 19, 2012 vesting fee simple title to the surviving spouse. The said Ethel C. Hawkins (also known Carol W. Hawkins) havings since died on or before January 31, 2024 with her probate being administered in Davidson County Circuit Court (Probate Division) as Docket No 24P2361

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any
2 Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 148 Bart Drive, Antioch, TN 37013.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on October 1, 2025

Grantor:

Estate of Carol W. Hawkins (f/k/a Ethel C. Hawkins)

BY: _____
Eric A. Hawkins
Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Eric A Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Executor of Estate of Carol W Hawkins (f/k/a Ethel C. Hawkins), the within named bargainor, a estate, and that such Eric A Hawkins as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the estate as Executor

Witness my hand and seal, at office in 1st day of October, 2025

_____
Notary Public

My Commission Expires: May 20, 2028

My Commission Expires _____

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY