Karen Johnson Davidson County
Batch# 1339026 DEEDWARR
10/28/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20251028-0085688

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-34295-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00. Amanda Shen AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH day of OCTOBER 2025 Carmen Coats NOTARY PUBLIC My commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY: Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: Daniel Banks and Kristen Banks 1230 McGavock Pk Nashville, TN 37216	SEND TAX BILLS TO: Legacy Home Loan 409 Nuvy 76 White House, TN 37188	MAP-PARCEL NUMBERS 072-07-0N-002-00 CO

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($850,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DARREN HAWKINS AND TISA HAWKINS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL BANKS AND KRISTEN BANKS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1230, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1228-1230 McGavock Pike, A Horizontal Property Regime with Private Elements, a Planned Unit Development, of record as Instrument No. 20201123-0137308, as amended in Instrument No. 20210301-0025396 and being shown on Plat attached thereto as Exhibit "B", 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 Darren Hawkins and Tisa Hawkins, husband and wife, from Martin Bubis, a married man, by Warranty Deed dated October 28, 2021, and recorded November 3, 2021, in Instrument Number 20211103-0146953, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1230 McGavock Pike, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of October, 2025

GRANTOR(S)

Darren Hawkins

Tisa Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Darren Hawkins and Tisa Hawkins, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of October, 2025.

Notary Public

JASON C. NGUYEN

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 24. 2025.

Affiant Signature

28th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

