THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052529**	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 17th day of November, 2025. Notary Public My Commission Expires: 4-03-29

Karen Johnson Davidson County
Batch# 1349885 DEEDWARR
11/21/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20251121-0093363

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY CHERI FRANN

WARRANTY DEED

Address New Owner: Erica Hawn and Andrew Hawn ~~35 Whitsett Road~~ 1231 Currey Road ~~Nashville TN 37210~~ Nashville, TN 37217	Send Tax Bills To: CMG Home Loans ~~New Owner~~ 3160 Crow Canyon Rd, Ste. 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 119 07 0 061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Flatrock Development, LLC,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erica Hawn and Andrew Hawn, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, and being known as designated as all of Lot No. 90 on the Plan of LAUREL ACRES, SECTION TWO, as shown on the plat of the same record in Plat Book 2133, Page 122, in the Registrar's Office for Davidson County, Tennessee, to which plat specific reference in hereby made for a particular description of said property.

Being the same property conveyed to Flatrock Development, LLC, by Quitclaim Deed from Matthew S. Crabtree, of record in Instrument No. 20150126-0007444, in the Register's Office of Davidson County, Tennessee, dated January 23, 2015, and recorded on January 26, 2015.

Being the same property conveyed to Matthew S. Crabtree, married man, by Warranty Deed from Patricia Capps Miller f/k/a Patricia K. Capps, married, of record in Instrument No. 20141226-0118002, in the Register's Office of Davidson County, Tennessee, dated December 19, 2014, and recorded on December 26, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAUREL ACRES, SECTION TWO, as recorded in Plat Book 2133, Page(s) 122.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2298, Page 5.

Easement for Sanitary Sewer, recorded in Book 3499, Page 394.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3701, Page 470.

Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.

This is improved property located at 35 Whitsett Road Nashville TN 37210

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 17th day of November, 2025.

Flatrock Development, LLC:

By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Flatrock Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent/

Witness my hand and official seal, at office in Nashville, Tennessee, this 17th day of November, 2025.

_____
Notary Public

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

True Copy Certification

I, Yvette Meldrum, 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 November 17, 2025.

Signature
November 17, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 17, 2025

Notary's Signature

My Commission Expires: 4-03-29

