Karen Johnson Davidson County
Batch# 1379216 DEEDWARR
02/11/2026 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20260211-0010782

Name and Address of New Owner:
Patrick L. Hawkins
3377 Oak Trees Court
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
3377 Oak Trees Court
Antioch, TN 37013

Map & Parcel(s):
150-07-0-522.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol Lloyd, Unmarried Woman and Betty R. Williams, Unmarried Woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Patrick L. Hawkins, an unmarried man, sole ownership,** hereinafter called the GRANTEE, his heirs, successors and 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. 65-B on the Plan of Zone Lot Division of Lots 62, 63, 65 & 66, Lakeshore Woods, Section 3, of record in Book 6250, Page 730, in said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Betty R. Williams, an Unmarried Person, Fifty Percent (50%) Interest and Carol Lloyd, an Unmarried Person, Fifty Percent (50%) Interest, as Joint Tenants with Right of Survivorship, by Quit Claim Deed from Betty R. Williams, an Unmarried Person, dated 07/12/2024 and recorded on 07/12/2024, of record in Instrument No. 20240712-0052569, in the Register's Office for Davidson County, Tennessee.
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> .

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, and (5) other matters of public record.

This is improved property known as: 3377 Oak Trees Court, 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, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 hand this 05 day of February, 2026.

Carol Lloyd

Betty R. Williams by Carol D. Lloyd, her attorney-in-fact

Betty R. Williams by Carol D. Lloyd, her Attorney-In-Fact

STATE OF Georgia
COUNTY OF Cobb

On this 05 day of February, 2026, before me personally appeared Carol Lloyd and Carol D. Lloyd, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 05 day of February, 2026.

Notary Signature Jennifer Lynne Auther
My commission expires: 12/05/2028

JENNIFER LYNNE AUTHER
Notary Public - State of Georgia
Douglas County
My Commission Expires Dec 5, 2028

JLA ~~RUTHERFORD~~ Cobb County
STATE OF Georgia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty R. Williams, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that Carol D. Lloyd is the attorney-in-fact for Betty R. Williams, and is authorized by her to execute this instrument on her behalf by virtue of an instrument of record in ~~Record Book~~ _____, page _____, of the Register's Office of Rutherford County, Tennessee. Instrument # 20260209-0009741

Witness my hand, at office, this 05 day of February 2026.

Notary Signature Jennifer Lynne Auther
My commission expires:
12/05/2028

JENNIFER LYNNE AUTHER
Notary Public - State of Georgia
Douglas County
My Commission Expires Dec 5, 2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 05 day of February, 2026.

Notary Public Jennifer Lynne Auther
My Commission Expires: 12/05/2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 10th day of February 2026.

Notary Public

My Commission Expires: 09/27/2026

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Tiffany Pollard, 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 February 10, 2026.

Affiant Signature

February 10, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of February, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER