THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 26-5466
Parcel ID: 043-04-0A-037-00

Property Address:
828 Northstar Court, Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1382633 DEEDWARR
02/18/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260218-0013004

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Rocket Mortgage LLC
1050 Woodward Ave
Detroit MI 48226

Name and Address of New Owner:
Kari Godwin-Grimes
828 Northstar Ct
Old Hickory TN 37138

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **SHIRLEY T. HAWKINS, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **KARI GODWIN-GRIMES and DARREN J. GRIMES, wife and husband**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being Lot No. 37 on First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, (Formerly known as Windstar Estates, Section 1, Phase I) as shown by plat appearing of record in Instrument No. 20060918-0115492, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to SHIRLEY T. HAWKINS, an unmarried woman by Deed dated December 15, 2017 from MIKEL HUNSUCKER, unmarried and SHERYL RINEHART, unmarried, recorded December 19, 2017, in Instrument Number 20171219-0128954, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 828 Northstar Court, Old Hickory, TN 37138.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2026 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20060918-0115492, Register's Office for Davidson County, Tennessee.

3. Easement and Plat as contained in Instrument Number 20060728-0091763, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association as contained in Instrument Number 20150611-0055225, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20060502-0050264, Instrument Number 20060620-0073693, Instrument Number 20060815-0100349, Instrument Number 20150520-0046604, Instrument Number 20151202-0121305,

Instrument Number 20160927-0101746 and Instrument Number 20170413-0036210, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 18 day of February, 2026.

SHIRLEY T. HAWKINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named SHIRLEY T. HAWKINS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 18 day of February, 2026.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $325,000.00.

Affiant

SWORN TO and subscribed before me on this 18 day of February, 2026.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 2-18-26 (date of document).

Affiant Signature

2-18-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY MCCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202602180013004