Karen Johnson Davidson County
Batch# 1392346 DEEDWARR
03/12/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20260312-0019785

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Lynn Hawkins and John Andrew Hawkins	Rocket Mortgage	064-12-0A-230.00
(NAME) 230 Harpers Mill Court	(NAME) 1050 Woodward Ave	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Josephine B. Roy, a single woman and Margaret W. Medlin, a single woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Lisa Lynn Hawkins and John Andrew Hawkins, married to each other, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit 230 of Fox Run Condominium Apartment, Section One, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 4860, Page 52, as amended, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James P. Roy, Jr. and Josephine B. Roy, husband and wife by Warranty Deed from Sarah Nix Bartlett, unmarried, dated 04/18/2019, of record in Instrument No. 20190422-0036590, Register's Office for Davidson County, Tennessee.

The said James P. Roy, Jr. died on 09/21/2019, leaving the said Josephine B. Roy the sole surviving tenant by the entirety.

Being the same property conveyed to Josephine B. Roy and Margaret W. Medlin, as joint tenants with right of survivorship by Quitclaim Deed from Josephine B. Roy, widowed, dated 08/23/2021, of record in Instrument No. 20210825-0114975, Register's Office for Davidson County, Tennessee.

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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 230 Harpers Mill Court, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 10 day of March, 2026.

Josephine B. Roy

Josephine B. Roy

Margaret W. Medlin

Margaret W. Medlin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josephine B. Roy and Margaret W. Medlin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of March, 2026.

Notary Public:
My Commission Expires: 07-07-2027
(SEAL)

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/10/2026. (date of document).

Affiant Signature

3/12/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

