WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $535,000.00

Affiant

Karen Johnson Davidson County
Batch# 1394043 DEEDWARR
03/17/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260317-0021379

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2026.

Notary Public

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:

3/9/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Kimberly Nelson and Robert Nelson	Kimberly Nelson and Robert Nelson	181-10-0A-120.00-CO
(NAME) 7044 Oak Brook Terrace	(NAME) 7044 Oak Brook Terrace	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Courtney Hawkins and Marcus Hawkins, wife and husband, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Kimberly Nelson and Robert Nelson, wife and husband , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 326, on the Plan of Phase Three, Autumn Oaks Subdivision, as shown on plat of record in Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Courtney Hawkins and Marcus Hawkins, wife and husband by Warranty Deed from Timothy D. Harmon and Shannon D. Harmon, husband and wife of record in Instrument No. 20200625-0068579 Register's Office for Davidson County, Tennessee, dated June 09, 2020 and recorded on June 25, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 7044 Oak Brook Ter, Brentwood, TN 37027

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12 day of March, 2026.

Courtney Hawkins
Courtney Hawkins

STATE OF Florida
COUNTY OF Osceola

On this 12 day of March, 2026, before me personally appeared Courtney Hawkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. By means of Online Notarization who has produced a TN Driver License as identification.

Witness my hand, at office, this 12 day of March, 2026.

Notarized online using audio-video communication

Iliana Oyola
Notary Signature Iliana Oyola
My commission expires: 08/03/2029

Iliana Oyola
Electronic Notary Public
State of Florida
Commission #: HH 706843
Commission Expires: 08/03/2029

Marcus Hawkins

STATE OF TENNESSEE
COUNTY OF Williamson

On this 13 day of March, 2026, before me personally appeared Marcus Hawkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of March, 2026.

Notary Signature Martha Bejarano
My commission expires:

MARTHA BEJARANO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
September 16, 2029

Certificate of Authenticity

I, Lacey Chumley, 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

March 12, 2026.

Date

Lacey Chumley

Affiant Signature

March 17, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of March, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON