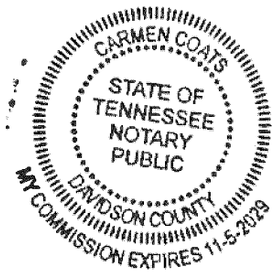
Karen Johnson Davidson County
Batch# 1402487 DEEDWARR
04/07/2026 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260407-0027736



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $415,000.00.
Amanda Allen
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of March, 2026.
Carmen Coats
NOTARY PUBLIC
My commission expires: 11/5/29

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Marcus Hawkins (NAME)	FIRST COMMUNITY MORTGAGE, INC (NAME)	052-13-0B-301.00 CO
1212 Alandee Street (ADDRESS)	262 ROBERT ROSE DR (ADDRESS)	
Nashville, TN 37214	MURFREESBORO, TN 37129	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sandra A. Haynes, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Marcus Hawkins, a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32, as shown on the Plan of River Blen, Phase 3, Section 3, of record in Instrument No. 20020917-0113232, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra A. Haynes, unmarried, by Warranty Deed from NVR, Inc., a Virginia CorporationT/A Fox Ridge Homes, dated July 22, 2003 and recorded July 28, 2003 as Instrument No. 20030728-0105095, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1212 Alandee Street, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of March, 2026.

Sandra A. Haynes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra A. Haynes, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2026.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 30. 2026

Affiant Signature

3rd day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202604070027736