Karen Johnson Davidson County
Batch # 1428031 DEEDWARR
06/04/2026 02:20:39 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20260604-0050632

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this June 1, 2026.

Notary Public

My commission expires: _____

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Alvin Hawkins and Elizabeth Boger	Renasant Bank	
3323 Lealand Lane	PO Box 660093	118-09-0-256.00
Nashville, TN 37204	Dallas, TX 75266-0093	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Benjamin Maddox and Nicole Maddox, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Alvin Hawkins and Elizabeth Boger, joint tenants with right of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Binkley Subdivision, Zone Lot Division, Lots 1 & 3 of record in Plat Book 6200, Page 325, and amended in Plat Book 6250, Page 967 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Maddox and Nicole Maddox, husband and wife by Warranty Deed from Nicholas S. Popkowski and Jennifer B. Smith, husband and wife of record in Instrument No. 20200504-0046527 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 04, 2020.

This is [X] improved [ ] unimproved property known as 3323 Lealand Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 30 day of May, 2026.

Benjamin Maddox

Nicole Maddox

STATE OF FLORIDA
COUNTY OF JACKSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Benjamin Maddox and Nicole Maddox, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: Feb 15, 2029

RHONDA THOMAS
MY COMMISSION # HH 639865
EXPIRES: February 15, 2029

Lenders Title Company File No. 26-11233-7524