Karen Johnson Davidson County
Batch# 1438912 DEEDWARR
06/29/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20260629-0058551

Name and Address of New Owner:
Nichole M. Hawkins and Marvin L. Hawkins
2029 Leefield Drive
Nashville, TN 37013

Send Tax Bills To:
Legacy Home Loans, LLC DBA Steadfast Mortgage
408 Highway 76
White House, TN 37188

This Instrument Prepared By:
Mason Lillie powered by Bell Land Title
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-245

Map & Parcel No: 174 11 0A 551.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $428,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of June, 2026.

Notary Signature
My commission expires: _____, 20__

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

WARRANTY DEED

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, **Allpure Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nichole Hawkins and Marvin L. Hawkins, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 130, on the plan of CANE RIDGE FARMS-PHASE III, SECTION 1, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Allpure Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Stephen G. Poulos, unmarried of record in Instrument No. 20200319-0030409, in the Register's Office of Davidson County, Tennessee, dated March 19, 2020, and recorded on March 19, 2020.

Being the same property conveyed to Stephen G. Poulos, unmarried, by Quitclaim Deed from Carrie E. Lademan, unmarried, of record in Instrument No. 20190605-0053795, in the Register's Office of Davidson County, Tennessee, dated May 31, 2019, and recorded on June 05, 2019.

Being the same property conveyed to Stephen G. Poulos, unmarried and Carrie E. Lademan, married, joint tenants with rights of survivorship, by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080630-0066953, in the Register's Office of Davidson County, Tennessee, dated June 25, 2008, and recorded on June 30, 2008.

This property more commonly known as 2029 Leefield Drive, Nashville, TN 37013

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 25th day of June, 2026.

Allpure Properties, LLC, a Tennessee Limited Liability Company

By:_____(SEAL)
Stephen Poulos, Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

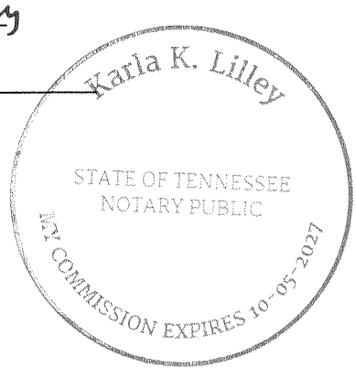
Before me, a Notary Public of the state and county mentioned, personally appeared Stephen Poulos, Director of Allpure Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Director of Allpure Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Stephen Poulos, Director of Allpure Properties, LLC as such Director, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Director.

Witness my hand and seal, at office, this 25th day of June, 2026.

_____
Notary Signature

Printed Name: Karla Lilley

My commission expires:_____



True Copy Certification

I, **Tammy Carney,** 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 this the 25 day of June, 2026.

Affiant Signature
Date 6.25.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

