Karen Johnson Davidson County
Batch# 1479275 DEEDWARR
10/01/2026 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20261001-0090749

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3972

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30 day of September, 2026

Notary Public

Commission Expires: 12/20/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Throwin Investments Corporation 1910 Truett Avenue Nashville, TN 37206	Throwin Investments 1011 44th Ave N., Unit 10 Nashville, TN 37209	083-06-0-395

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bruce H. Hawkins, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Throwin Investments Corporation Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Truett place, of record in Book 2330, page 138, Register's Office for Davidson County, Tennessee, described as follows: Said Lot fronts 66.0 feet on the southerly side of Truett Avenue, (formerly Terrett Avenue) and lies 49.64 feet more or less westwardly from the westerly margin of North 20th Street and runs back between parallel lines 133 feet to an alley, on which it measures 66.0 feet.

BEING the same property conveyed by Warranty Deed from Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler to Richard Gene Mayo and wife, Peggy K. Mayo, recorded August 8, 1958, as Book 2799 Page 431 in the Davidson County, Tennessee Register of Deeds.

The said Richard Gene Mayo died, leaving the said Peggy K. Mayo the sole surviving tenant by the

entirety.

BEING the same property conveyed by Quit Claim Deed from Peggy K. Mayo to E. L. Edwards, III to Peggy King Mayo Balcom and daughter, Janet Mayo Hawkins, as tenants in common with rights of survivorship, recorded March 26, 1984, as Book 6257 Page 220 in Davidson County, Tennessee, Register of Deeds.

The said Peggy King Mayo Balcom died, her interest held with survivorship vested in the surviving tenant by entirety, Janet Mayo Hawkins.

BEING the same property conveyed by Warranty Deed from Janet Mayo Hawkins and husband, Terry Hawkins to Bruce H. Hawkins, unmarried, recorded January 5, 1988, as Book 7443 Page 89 in the Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1910 Truett Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 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.

Dated this the 30th day of September, 2026.

Bruce H. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2026, before me personally appeared Bruce H. 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 30th day of September, 2026.

Notary Signature
My commission expires: 12-7-27

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Tricia Hurtt, 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 9/30/2026 (date of the document).

Tricia Hurtt

Affiant Signature

9/30/2026

Date

State of Tennessee

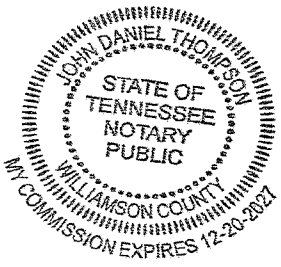
County of Williamson

Sworn to and subscribed before me this 30 day of September, 2026.

Daniel Thompson

Notary Public

My Commission Expires: 12/20/2027



NOTARY'S SEAL