2026-2223-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1483162 DEEDWARR
10/12/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20261012-0093542

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$300,000.00**.

Affiant

Subscribed and sworn to before me this 9th day of October, 2026.

Notary Public

My Commission expires: 9/13/2028

(Affix Seal)

THIS INSTRUMENT PREPARED BY
BNT Escrow LLC, 6700 Tower Circle, Suite 330, Franklin, TN 37067

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bruce Hawkins	New owners	043-04-0-049
149 Scenic View Rd		
Old Hickory, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bruce Hawkins**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain Tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: BEING Lot No. 63 on the unrecorded Map of Scenic View Subdivision, and described according to a copy of a survey made by W. W. Turner, Engineering Company dated September 14, 1948, as follows:

BEGINNING at a point in the easterly margin of Havron Avenue at the corner of Lots 45 and 63; thence with the line between said lots, easterly 00.9 feet to a corner of Lot 46; thence with the line between Lots 46 and 63, southeasterly 98.9 feet to a corner of Lot 64; thence with the line between Lots 63 and 64, southwesterly 170 feet to the easterly margin of Havron Avenue; thence with the margin of the same, northwesterly partly around a curve 206.3 feet to the point of beginning.

Being the same property conveyed to Wanda Williams, an unmarried woman by Warranty Deed from Diane R. Dinkens, Melinda F. Wilson, Daniel R. Gibbs and Jon A. Gibbs, the Heirs-at-law of William Bose Gibbs, unmarried of record in Instrument No. 20260710-0062491 Register's Office for Davidson County, Tennessee, dated July 1, 2026 and recorded on July 10, 2026.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**

This is improved property known as: **149 Scenic View Road, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this 30th day of September, 2026.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE

COUNTY OF Williams

On this 30th day of Sept, 2026, before me, the undersigned, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand, at office, this 30th day of Sept, 2026.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/29/30

Certificate of Authenticity

I, Joshua A. Terry, 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.

Affiant Signature – Joshua A. Terry

10/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/9/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27