Karen Johnson Davidson County
Batch# 559780 DEEDWARR
01/25/2021 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20210125-0010415

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2021 .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sakvan Bamerni	Sakvan Bamerni	148-15-0-100.00
(NAME)	(NAME)	
1300 Brentwood Highland Dr.	1300 Brentwood Highland Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Kayce E. Hackett, a single woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Sakvan Bamerni, hereinafter called the GRANTEE(S), his/her/their 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. 49 on the Plan of Apache Hills, Section Five-Part Two, as of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kayce E. Hackett, a single woman by Warranty Deed from Douglas E. Wells, a single man, dated 10/19/2016 and recorded 10/20/2016, of record in Instrument 201610200110901, Register's Office for Davidson County, Tennessee.

Gary R. Hackett executed this instrument on behalf of Kayce E. Hackett pursuant to a Power of Attorney of record in Instrument No. 202101250010414, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4728 Arapaho Bend, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of January, 2021.

Kayce E. Hackett by: Gary R. Hackett, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary R. Hackett with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument on behalf of Kayce E. Hackett as her Attorney in Fact as the free act and deed of the within named Kayce E. Hackett.

Witness my hand and Official seal this 22nd day of January, 2021.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

True Copy Certification

I, Deborah Rand, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

