WARRANTY DEED

EDEN-H21092

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF April, 2021.

(Affix Seal) Notary Public

My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID:
Matthew Eden	NEW OWNERS	043-01-0-107.00
1711 Broadripple Drive Clarksville, TN 37042		

Karen Johnson Davidson County
Batch# 610916 **DEEDWARR**
04/08/2021 11:45:13 AM 2 pgs
Fees: $13.00 Taxes: $749.25

20210408-0046961

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 consideration, the receipt of which is hereby acknowledged, I/we, PATRICIA ANN HACKETT AND MICHAEL HACKETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW EDEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 33, SHANNON PLACE, SECTION 1, as shown on plat of record in Plat Book 11190, Page 55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia Waynick, unmarried and Michael Hackett, unmarried, joint tenants with right of survivorship by deed from Charles E. Rhoten, Carole Rhoten, married of record in Instrument No. 20060712-0083692, recorded on 07/12/2006, Register's Office for Davidson County, Tennessee.

Patricia Waynick n/k/a Patricia Ann Hackett

( ) unimproved
This is (X) improved property known as 317 Sarver Avenue, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 5th day of April, 2021 :

Patricia Ann Hackett

Michael Hackett

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named PATRICIA ANN HACKETT AND MICHAEL HACKETT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 5th day of April, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023