Karen Johnson Davidson County
Batch# 650504 DEEDWARR
06/07/2021 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20210607-0075973

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me this 3rd day of June, 2021.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward James Hackney, Sr. 4401 Central Valley Dr. Hermitage, TN 37076	Primary Residential Mortgage, Inc. 1480 North 2200 West, MAC 1003 Salt Lake City, UT 84116	087-13-0-059

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nancy Ellen Cassell, Trustee of Nancy Ellen Loudenslager Cassell Revocable Living Trust dated July 19, 2016,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Edward James Hackney, Sr., married,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 36 on the Plan of Section Two, Valley Grove, or record in Book 5200, Page 489, Register's Office for Davidson County, Tennessee. Said Lot No. 36, which is a corner lot, fronts 80.00 feet on the southeasterly margin of Central Valley Drive and fronts 57.99 feet on the southwesterly margin of Brooke Valley Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 75.00 feet on the easterly line and 103.07 feet on the northerly line to a point of intersection.

Being the same property conveyed to Nancy L. Cassell, married by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8940 Page 641, Register's Office for Davidson County, Tennessee, and dated April 29, 1997. Nancy L. Cassell conveyed to The Nancy Ellen Loudenslager Cassell Revocable Living Trust of record in Instrument No. 20160722-0075642, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Valley Grove of record in Plat Book 5200 Page 489 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 6011 Page 300, Book 6096 Page 283, Book 6262 Page 521, and Book 6262 Page 525 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 4401- 4403 Central Valley Drive, Hermitage, TN 37076

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of June, 2021.

Nancy Ellen Loudenslager Cassell Revocable Living Trust dated July 19, 2016

By: Nancy Ellen Cassell, Trustee
Nancy Ellen Cassell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Nancy Ellen Cassell, with whom I am personally acquainted, and who acknowledged themselves to be the trustee of Nancy Ellen Loudenslager Cassell Revocable Living Trust, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Nancy Ellen Loudenslager Cassell Revocable Living Trust.

Witness my hand, at office, this 3rd day of June, 2021.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/12/23

202106070075973

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY