Karen Johnson Davidson County
Batch# 661221 DEEDWARR
06/21/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20210621-0083498

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,020,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-12773

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Synergy Holdings, LLC (NAME)	Same as New Owner (NAME)	072-13-0-337
124 S. 17th Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kenneth Wayne Hackney, Sr. and Linda Darlene Hackney, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Synergy Holdings, LLC,** Tennessee **a Limited Liability Company**, 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. 20 in Sharpe and Horn's Fourth Addition to Nashville, a plat of which is of record in Book 161, Page 172, Register's Office for said County, as modified by an agreement between Southern Bell Telephone and Telegraph Company and Sarah Waggoner and husband, J. A. Waggoner of record in Book 1140, Page 125, Register's Office for said County, said agreement established the North line of said Lot No. 20.

Said Lot No. 20, before the modification as aforesaid, fronts 61.6 feet on the Westerly side of Gallatin Road and runs back 180 feet on the South line and 201 feet on the North line to a line on the rear measuring 60 feet thereon.

Being the same property conveyed to Kenneth Wayne Hackney, Sr., and Linda Darlene Hackney, as tenants in common with right of survivorship, by General Warranty Deed from David H. Smith and wife, Gardner O. Smith and Thomas O. H. Smith, Jr., of record in Instrument No. 20031202-0173473, in the Register's Office of Davidson County, Tennessee, dated December 01, 2003, and recorded on December 02, 2003.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sharpe and Horn's

Fourth Addition to Nashville, as recorded in Plat Book 161, Page(s) 172.

3. Agreement as set forth in instrument recorded in Book 1140, Page 125.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1222 Gallatin 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 do 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. Whenever 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 15th day of June, 2021.

Kenneth Wayne Hackney, Sr.

Linda Darlene Hackney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2021, before me personally appeared Kenneth Wayne Hackney, Sr. and Linda Darlene Hackney, 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 15th day of June, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

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

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23.

Notary's Seal (If on paper)

