This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 663787 **DEEDWARR**
06/24/2021 10:55:16 AM 2 pgs
Fees: $13.00 Taxes: $1,038.59

20210624-0085678

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $280,700.00.

Affiant

Subscribed and sworn before me this the 22nd day of June, 2021.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kara Hadley and Robert David Hadley	AMERICAN PACIFIC MORTGAGE CORP	064-09-0 315.00
4106 B Church St	3000 LAVA RIDGE COURT, SUITE 200	
Old Hickory, TN 37138	ROSEVILLE, CA 95661	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MUSIC CITY HANDYMEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KARA HADLEY, AN UNMARRIED WOMAN AND ROBERT HADLEY, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVOR SHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 15 of Block "E" on the plan of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Music City Handymen, LLC, by Quitclaim Deed dated 07/29/2020, from Music City Handymen, LLC, of record in Instrument No. 20200730-0084060 and Instrument No. 20201020-0121959, Register's Office for said County.

Also being a portion of the same property conveyed Music City Handymen, LLC, by Warranty Deed dated June 25, 2020, from James R. Alcorn, of record in Instrument No. 20200626-0069380, Registers Office for Davidson county, Tennessee.

Also being a portion of the same property conveyed to James R. Alcorn by deed dated 10/31/2000, from Vickie L. Alcorn of record in Instrument No. 20001206-0119889, Register's Office for said County.

Also being a portion of the same property conveyed to James R. Alcorn and wife, Vickie L. Alcorn, by deed dated 10/31/2000, from Michael Stone and Barbara Morgan and Maria Elliott and Josie Jacoway of record in Book 10124, page 98, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4106 B Church St, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22 day of June, 2021.

Music City Handymen, LLC

BY: _____
Scott Sherrod, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, Music City Handymen, LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the Music City Handymen, LLC by the said Scott Sherrod as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 22nd day of June, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY