This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 689232 DEEDWARR
08/03/2021 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,014.50
20210803-0104022

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **WILLIAM D. HADLEY, JR and KATHY G. HADLEY, husband and wife**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY KRIKSCIUN and TRICIA BLUM KRIKSCIUN, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO. 7 OF BLOCK 15, ON THE PLAN OF CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, OF RECORD IN BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION,

THIS BEING THE SAME PROPERTY CONVEYED TO WILLIAM D. HADLEY, JR AND KATHY G. HADLEY, HUSBAND AND WIFE, BY WARRANTY DEED FROM EDDIE L. PORTER, JR AND WIFE, BARBARA PORTER AND FRED M. PORTER, UNMARRIED, DATED FEBRUARY 14, 2020 AND RECORDED IN INSTRUMENT NUMBER 20200219-0018571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 3913 PARK AVE, NASHVILLE, TN 37209, AND IS DESIGNATED AS MAP AND PARCEL NO. 091-16-0-312.00.

This is improved property, known as 3913 PARK AVE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of July, 2021.

William D Hadley Jr
WILLIAM D. HADLEY, JR

Kathy G Hadley
KATHY G. HADLEY

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **WILLIAM D. HADLEY, JR and KATHY G. HADLEY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville (City), TN, on this the 21st day of July, 2021.

J. Vanzant
NOTARY PUBLIC
My commission expires: 4/11/22

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Montgomery TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 1,085,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2021.

Elizabeth J Barnes
NOTARY PUBLIC
My commission expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s) as follows:
TIMOTHY KRIKSCIUN
TRICIA BLUM KRIKSCIUN
3913 PARK AVE
NASHVILLE, TN 37209

Send Tax Bills To:
BancorpSouth Bank
PO BOx 3790
Tupelo MS 38803

Map and Parcel Number(s):
091-16-0-312.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2021.

J. Carlton Drumwright

July 29, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 29, 2021.

Notary

My Commission Expires: 12/18/22

