WARRANTY DEED

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miguel Hernandez Jr.	NEW OWNER	15001000100
(NAME)	(NAME)	Karen Johnson Davidson County
3625 Dove Creek Rd		Batch# 701590 **DEEDWARR**
(ADDRESS)	(ADDRESS)	08/20/2021 10:05:30 AM 2 pgs
Antioch , TN 37013		Fees: $13.00 Taxes: $902.80
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20210820-0112805

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE **Trustee Inc., as Trustee of the Tackett Family Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Miguel Hernandez Jr. and wife Abigail E. Hernandez,** 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. 270 on the plan of Edge-O-Lake Estates, Section 1, as of record in Plat Book 3600, Page 43, said Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Trustee Inc., as Trustee of the Tackett Family Land Trust, with full power to sale without the joinder of any beneficiary, by deed of record in Instrument No. ~~20210824-0083065~~ 20210621-0083057 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 248 Bell Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 19th day of August, 2021.

Trustee Inc., as Trustee of the Tackett Family Land Trust

State of Tennessee
County of Davidson

On this the 19th day of August, 2021, before me, personally appeared Kirk Whitworth, President of Trustee Inc., as Trustee of the Tackett Family Land Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.
WITNESS my hand and seal this 19th day of August, 2021.

Notary Public
My Commission Expires:

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
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File No.: 15868