Karen Johnson Davidson County
Batch# 747293 DEEDWARR
11/01/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20211101-0145986

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 28th day of October, 2021.

Notary Public

My commission expires: 10-21-2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 704 Evergreen Trail Trust	**New Owner**	**05216010700**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Roy D. Hackett and Dennie Hackett and Sandra Kane and Orville N. Hackett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 704 Evergreen Trail Trust

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. 8, on the Plan of Marlin Meadows, Section Four, as of record in Book 2133, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Henry D. Hackett and wife, Mattie C. Hackett, by Warranty Deed from Henry L. Turner and wife, Pat G. Turner, dated October 15, 1964, of record in Book 110, Page 243, in the Register's Office for Davidson County, Tennessee, Henry D. Hackett died leaving Mattie C. Hackett as the surviving tenant by the entirety. Mattie C. Hackett died intestate on 2/18/18 leaving Roy D. Hackett, Dennie Hackett, Sandra Kane, and Orville N. Hackett as her heirs at law. Reference made to Affidavit of Heirship for Tennessee of record in Instrument No. 20191211-0127786, and Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 202111010145985, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 704 Evergreen Trail, Madison, TN 37115.

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 in 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.

Roy D. Hackett Date: 10-28-21

Roy D. Hackett

Dennie Hackett Date: 10/28/21

Dennie Hackett

Sandra Kane Date: 10/28/21

Sandra Kane

Orville N. Hackett Date: 10-28-21

Orville N. Hackett

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Roy D. Hackett and Dennie Hackett, and Sandra Kane and Orville N. Hackett, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2021.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10 21 2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kristen Traini, 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 10/28/2021.
Date

Affiant Signature

10/28/2021
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 28th day of October, 20 21.

Notary's Signature

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER