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) 233-4079 fax

Karen Johnson Davidson County
Batch# 796538 DEEDWARR
01/28/2022 09:45:14 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220128-0010278

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM D HADLEY JR and KATHY HADLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN M VUCOVICH, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 UNIT B ON THE PLAN OF EDGEHILL COTTAGES, OF RECORD IN EXHIBIT "C" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EDGEHILL COTTAGES HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT NO 20160815-0084901, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED UNTO WILLIAM D HADLEY JR AND WIFE, KATHY HADLEY, BY WARRANTY DEED FROM MUSIC CITY INVESTMENTS, LLC, DATED JUNE 15, 2017, OF RECORD IN INSTRUMENT NO 20170616-0060672, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1410B EDGEHILL AVE, NASHVILLE, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee 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 Grantee, her 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 25th day of January, 2022.

WILLIAM D HADLEY JR

KATHY HADLEY

STATE OF TN
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **WILLIAM D HADLEY JR and KATHY HADLEY**, the within named bargainers, 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, TN, on this the 25th day of January 2022.

NOTARY PUBLIC
My commission expires: 1.19.25

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 950,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2022.

NOTARY PUBLIC
My commission expires: 1.19.25

Address New Owner(s) as follows:
MEGAN M VUCOVICH
1410B Edgehill Ave
Nashville, TN 37212

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
105 01 3A 002.00