Karen Johnson Davidson County
Batch# 807396 DEEDWARR
02/17/2022 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20220217-0018451

Warranty Deed

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00. Affiant Subscribed and sworn to before me, this the 4th day of February, 2022. Notary Public My commission expires: 6-18-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Judith G. Hackett and Bruce H. Hackett, Trustees of The Hackett Family Trust dated December 18, 2018	New Owner(s)	061 04 0 121.00

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN R. MABEE, II AND JANELLE M. MABEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDITH G. HACKETT AND BRUCE H. HACKETT, TRUSTEES OF THE HACKETT FAMILY TRUST DATED DECEMBER 18, 2018**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 22 on the Plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Subdivision, not of record, described according to a survey made by L.D. Justice, Surveyor, July 1, 1944, as follows:

Beginning at a point of the Easterly margin of Tanglewood Drive, 350 feet Southerly from the Southeast corner of said Tanglewood Drive and Haysboro Avenue; said point being the corner of Lots Nos. 21 and 22; thence with the line between says two lots Eastwardly 305 feet to the Southeast corner of said Lot No. 21; thence southwardly 81 feet to the Northeast corner of Lot No. 23 on said plan; thence with the line between said Lots Nos. 22 and 23, Westwardly 295 feet to a point on the Easterly margin of said Drive; thence with the Easterly margin of said Drive Northwardly 100 feet to the beginning.

Being the same property conveyed to Steven R. Mabee II and wife, Janelle M. Mabee, by Warranty Deed from Randall Steven Warf and Cynthia Jean Baldwin f/k/a Cynthia Jean Warf, Heirs at Law of Bettie Jean Warf, deceased, of record in Instrument No. 20130827-0090143, in the Register's Office of Davidson County, Tennessee, dated August 20, 2013 and recorded on August 27, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4712 Tanglewood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of February, 2022.

Steven R. Mabee, II

Janelle M. Mabee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Steven R. Mabee, II, and~~ Janelle M. Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of February, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

The address of the herein described property is believed to be 4712 Tanglewood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of February, 2022.

Steven R. Mabee, II

Janelle M. Mabee

STATE OF ~~TENNESSEE~~ CAB FLORIDA
COUNTY OF ~~DAVIDSON~~ CAB WALTON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven R. Mabee, II, and Janelle M. Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of February, 2022.

Produced a DL

Notary Public **Cathy A. Brands**

My Commission Expires: _____

CATHY A. BRANDS
MY COMMISSION # HH 183802
EXPIRES: October 9, 2025
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, **Nick Harris**, 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 2/4/2022

Affiant Signature

2/4/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of February, 20 22.

Notary's Signature

My Commission Expires: 3/7/22
Date

