Please Record and Return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040

WARRANTY DEED

Karen Johnson Davidson County
Batch# 822885 DEEDWARR
03/16/2022 09:50:13 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00

20220316-0030460

File #22-DM-0927-WG

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery KR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 1·19·25

(AFFIX SEAL)

MONTGOMERY COUNTY * KATHERINE R. ROBERTS * STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William D. Hadley, Jr	new owner	
(NAME)	(NAME)	**081-16-0-716.00**
2603 Bedcourt Ave	(same)	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH NELSON ROUSE, DECINDA CONDREY, DEANTHONY GLEN NELSON, JAMES W. NELSON, PATRICIA E. NELSON, WENDALL S. NELSON, AND RODNEY D. NELSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM D. HADLEY, JR, MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 4 and the West 15 feet of Lot No. 5 of Block "A" on the Map of Bransford Realty Company's North Hill Subdivision, as of record in Book 332, page 23, Register's Office for said County.

Said Lot and part of said Lot adjoin and fronts together 40 feet on the Southerly side of Jackson Street and run back between parallel lines, 100 feet to an alley.

Being the same property conveyed to James D. Nelson and wife, Chrystabell Reagon by Warranty deed from Violet B. Hayes, Gloria D. Price, Pauline T. Nelson, Lyman P. Reagon, Jr, Ruby J. Patterson, Jerry D. Reagon and Chrystabell Nelson, Meryle Joy Leonard, Cordell H. Reagon and wife, Merble Reagon of record in Book 4946, page 224, Register's Office for Davidson County, Tennessee, dated June 11, 1975 and recorded on August 28, 1975.

Being the same property conveyed to James D. Nelson and wife, Christabelle Reagon Nelson by Quitclaim deed from Lyman P. Reagon, Jr of record in Book 5096, page 526, Register's Office for Davidson County, Tennessee, dated December 10, 1976 and recorded on December 14, 1976.

The said Christabelle Reagon Nelson having since died on May 6, 1995, leaving her husband, James D. Nelson, as surviving tenant by the entirety. The said James D. Nelson having since died on *July 29, 2016 *leaving DEBORAH NELSON ROUSE, DECINDA CONDREY, DEANTHONY GLEN NELSON, JAMES W. NELSON, PATRICIA E. NELSON, WENDALL S. NELSON, AND RODNEY D. NELSON, as sole heirs at law as set forth in those certain Affidavits of Heirship placed of record in Instrument No 20220316-0030458 and Instrument No. 20220316-0030459, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

2. Rights or claims of parties in possession not shown by the public records.

3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Taxes or special assessments which are not shown as existing liens by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

6. Easements or claims of easements not shown by the Public Records.

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

8. Subject to all matters shown on the Plan of record in Plat Book 332, Page 23, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **927 Jackson Street, Nashville, TN 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 11th day of March, 2022.

Deborah Nelson Rouse

Decinda Condrey

DeAnthony Glen Nelson

James W. Nelson

Patricia E. Nelson

Wendall S. Nelson

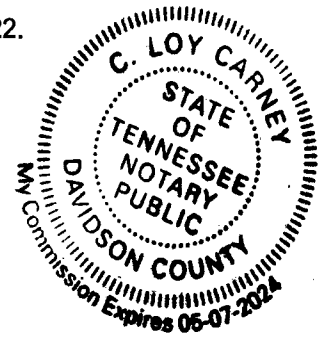
Rodney D. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2022, before me personally appeared Deborah Nelson Rouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2022.

Notary Signature
My commission expires:

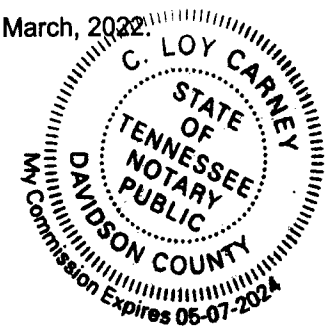


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2022, before me personally appeared Decinda Condrey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2022.

Notary Signature
My commission expires:

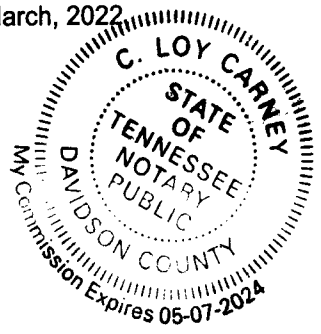


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2022, before me personally appeared DeAnthony Glen Nelson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2022.

Notary Signature
My commission expires:

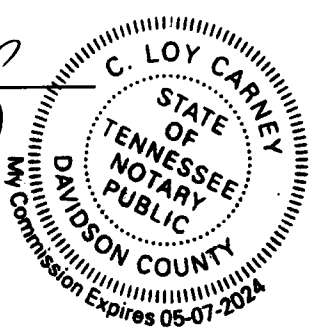


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2022, before me personally appeared James W. Nelson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2022.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2022, before me personally appeared Patricia E. Nelson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2022, before me personally appeared Wendall S. Nelson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2022, before me personally appeared Rodney D. Nelson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204