WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

W-BMR-22-7196

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY M. CATHERINE CLEARWATERS

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 850030 DEEDWARR
05/03/2022 11:40:30 AM 2 pgs
Fees: $13.00 Taxes: $2,924.30
20220503-0051283

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Andrew Acklen and Mary Emilie Acklen	New Owner	
(NAME)	(NAME)	**155-07-0A-017.00**
7196 Forrest Oaks Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **RODNEY DOUGLAS HANSON, II AND ALENA HANSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW ACKLEN AND MARY EMILIE ACKLEN,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Poplar Creek Estates, Phase III, Section "B" Subdivision, Revision One of record in Plat Book 7900, Page 993, as revised in Plat Book 9700, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodney Douglas Hanson II and Alena Adkinson, husband and wife by Warranty Deed from Timothy W. Burns and wife, Linda M. Burns of record in Instrument No. 20140225-0015914 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 25, 2014.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 993, as revised in Plat Book 9700, Page 123, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6474, Page 346, as amended in Book 6486, Page 587; Book 6662, Page 433, as amended in Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee.
- Charter of Poplar Creek Homeowners Association, Inc. of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space to Poplar Creek Homeowners Association by Quitclaim Deed of record in Instrument Number 20011017-0113305, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7196 Forrest Oaks Dr, Nashville, Tennessee 37221**.

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 2nd DAY OF MAY, 2022.

Rodney Douglas Hanson, II by John Gleaves
Attorney in Fact

Alena Hanson by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RODNEY DOUGLAS HANSON, II AND ALENA HANSON, and who acknowledged he/she/they executed the same as the free act and deed of the said RODNEY DOUGLAS HANSON, II AND ALENA HANSON.

Witness my hand and official seal, this the 2nd of May, 2022.

Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212