Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $1,289,000.00.

Affiant

Karen Johnson Davidson County
Batch# 883670 DEEDWARR
07/05/2022 10:29:13 AM 2 pgs
Fees: $13.00 Taxes: $4,769.30
20220705-0077164

File Number: -22-1062

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to
1st day of July, 2022.

Notary Public
My Commission Expires: 9-6-22

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
John Mark Hackney and Abby Hackney	Movement Mortgage, LLC	072-08-0-044
1432 McGavock Pike	8024 Calvin Hall Road	
Nashville, TN 37216	Indian Land, SC 29707	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CJ Management & Consulting, LLC, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John Mark Hackney and Abby Hackney , husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being a tract of land lying in the 7th Councilmanic District of Davidson County, Tennessee, said lands being bound on the northeast by John Patrick & Jonell Smith (QC-20140305-0018314), on the Southeast by Andrea Nanette Wiseman ETAL (DB-20210616-0081626) and Robin E. Willis (DB-20130705-0069681), on the Southwest by Anna B. Campbell (DB-201602290018931), and on the Northwest by McGavock Pike (60 ft. Right-of-Way), and being more particularly described as follows:

Beginning at an iron pipe found lying on the Southeast margin of McGavock Pike, said pipe being the Northwest corner of John Patrick & Jonell Smith and having a Tennessee Geodetic Reference Network (TGRN) coordinate of North:682530.24, East:1755811.30, thence leaving the margin of McGavock pike and with Smith South 27 degree 15 minutes 20 seconds East, 323.49 ft. to a point, said point lying on the Northeaster line of Andrea Nanette Wiseman, thence with Wiseman S 62 degrees 07'36" W, 29.48 ft. to an open top iron pipe found, said pipe being the Northeast corner of Robin E. Willis, and having a TGRN coordinate of N:682228.90, E:1755933.42, thence with Willis South 62 degree 07 minutes 36 seconds West, 81.22 ft. to a point, said point being the Southeast corner of Anna B. Campbell, thence with Campbell North 27 degree 11 minutes 54 seconds West, 323.50 ft. to an open top iron pipe found on the Southeast margin of McGavock pike, thence with the said margin of McGavock Pike North 62 degree 07 minutes 36 seconds East, 110.38 ft. to the Point of Beginning containing 0.82 acres or 35756 square feet, according to a survey performed by Russell A. White, TN RLS-2932, CFS TN-043 d/b/a Associates in Surveying & Mapping P.O. Box 166, Unionville, TN 37180 dated 08/13/2021, and being the property described in DB-20040420-044648 as recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to CJ Management and Consulting, LLC, by Warranty Deed dated 08/20/2021, from Roger D. Delius and Joy C. Delius, husband and wife, of record in Instrument No. 20210824-0114212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1432 McGavock Pike, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

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 hand this 30th day of June, 2022.

CJ Management & Consulting, LLC

Christopher Jones, Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that he is member of CJ Management & Consulting, LLC and that he is authorized by CJ Management & Consulting, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 30th day of June, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY