This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $850,000.00.

Affiant

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn before me this the 1st day of July, 2022.

Notary Public
My commission expires: 01-06-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amanda Severs and Meaghan Ford 425 N 15th Street Nashville, TN 37206	New Owner	083-05-0 432.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN HACKNEY AND ABBY HACKNEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey AMANDA M. SEVERS AND MEAGHAN FORD, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot "A" on the Map of Survey of the J.J. Tamble Tract (erroneously named as the "J.P.J. Tremble Tract" in previous deeds), of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Hackney and Abby Hackney, husband and wife, by Warranty Deed dated 05/27/2016, from Gary L. Smith, unmarried, of record in Instrument No. 20160602-0055614, in the Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 425 N 15th Street, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Karen Johnson Davidson County
Batch# 899140 DEEDWARR
08/04/2022 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220804-0088977

PTT

Witness my hand this the 1st day of July, 2022.

John Hackney

Abby Hackney

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Hackney and Abby Hackney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2022.

My commission expires: 9-6-22

Notary Public



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **July 1, 2022**.

Affiant Signature

July 1, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

1st day of **July**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

