3

Karen Johnson Davidson County
Batch# 900609 DEEDWARR
08/08/2022 04:03:38 PM 13 pgs
Fees: $68.00 Taxes: $2,405.00

20220808-0090273

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

M. Alexander

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF ~~JULY~~ August, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

02-NSH22-04420

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brandon Hartwell and Brittany Hartwell 888 Forest Acres Drive Nashville, TN 37220	Brandon Hartwell and Brittany Hartwell 888 Forest Acres Drive Nashville, TN 37220	160-02-0-006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Venetia Everly, Stacy Everly, Erin Everly, Edan Everly, Phillip Jason Everly, and Christopher Everly, heirs at law of Margaret E. Everly, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brandon Gregory Hartwell and Brittany Nicole Hartwell**, **husband and wife**, hereinafter called the Grantees, their successors 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. 34 on the Plan of Forest Acres Subdivision, Section Three of record in Book 1424, Page 56, in the Register's Office for Davidson County, Tennessee, described as follows;

Beginning at a point in the Southwesterly margin of Forest Acres Drive at the corner of Lots Nos. 34 and 35; thence with the line between said Lots Southwesterly 253.4 feet to a point; thence Northwesterly 199.8 feet to the margin of an unnamed roadway; thence with the margin of same, Northwesterly 132.3 feet to the beginning of a curve; thence around said curve, easterly 141.2 feet to the margin of Forest Acres Drive; thence with the margin of the same, Southeasterly 148.6 feet to the beginning.

Being the same property conveyed to Margaret E. Everly, her heirs and assigns by Warranty Deed from Isaac Donald Everly of record in Book 7005, page 313, Register's Office for Davidson County, Tennessee, dated September 26, 1986 and recorded on October 09, 1986. (Value or consideration shown in aforementioned deed $30,000.00.)

Said Margaret E. Everly, aka Margaret Eva Embry Everly, became deceased intestate on December 6, 2021. Her Estate being filed for Probate in the Circuit Court of Davidson, County Tennessee, Probate Division in Docket Number 21P2457.

Affidavits of Heirship of record in Book _____, Page _____/Instrument Number 20220808-0090272, recorded on 8/8/22, showing Venetia Everly, Stacy Everly, Erin Everly, Edan Everly, Phillip Jason Everly, and Christopher Everly as heirs at law.

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: 888 Forest Acres Drive, Nashville, TN 37220

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.

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.

Venetia Everly, in her capacity as Administratrix of the Estate of Margaret E. Everly, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

The execution of this instrument is affected by the signature of Venetia Everly as Attorney-in-Fact for Phillip Jason Everly, which Power of Attorney is recorded in Instrument Number #, said Register's Office.

*20220808-0090271

WITNESS my hand this 5 day of July, 2022 C.E

Venetia Everly, Individually and as Administratrix of the Estate of Margaret E. Everly, deceased

Stacey Everly

Erin Everly

Phillip Jason Everly by Venetia Everly, Attorney in Fact

Edan Everly

Christopher Everly

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Everly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Bel Air, CA, this 5 day of August, 2022.

Notary Public

My Commission Expires: 6/19/26

ROGER SAMPSON
Notary Public - California
Los Angeles County
Commission # 2408508
My Comm. Expires Jun 19, 2026

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: 888 Forest Acres Drive, Nashville, TN 37220

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.

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.

Venetia Everly, in her capacity as Administratrix of the Estate of Margaret E. Everly, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

The execution of this instrument is affected by the signature of Venetia Everly as Attorney-in-Fact for Phillip Jason Everly, which Power of Attorney is recorded in Instrument Number N/A, said Register's Office.

20220808-0090271

WITNESS my hand this 5th day of ~~July~~ August, 2022

administratrix

Venetia Everly, individually and as Administratrix of the Estate of Margaret E. Everly, deceased

Stacey Everly

Erin Everly

Phillip Jason Everly by Venetia Everly, Attorney in Fact

Edan Everly

Christopher Everly

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Venetia Everly, Individually and as the Administratrix of the Estate of Margaret E. Everly, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, TN, this 6th day of August, 2021.

Notary Public

My Commission Expires: 06.14.23

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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: 888 Forest Acres Drive, Nashville, TN 37220

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.

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.

Venetia Everly, in her capacity as Administratrix of the Estate of Margaret E. Everly, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

The execution of this instrument is affected by the signature of Venetia Everly as Attorney-in-Fact for Phillip Jason Everly, which Power of Attorney is recorded in Instrument Number ~~#~~ * 20220808-0090271, said Register's Office.

WITNESS my hand this 5th day of ~~July~~ August, 2022

Venetia Everly, Individually and as Administratrix of the Estate of Margaret E. Everly, deceased

Stacey Everly

Erin Everly

Phillip Jason Everly by Venetia Everly, Attorney-in-Fact

~~Phillip Jason Everly by Venetia Everly, Attorney-in-Fact~~

Edan Everly

Christopher Everly

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Venetia Everly, 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 within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Phillip Jason Everly and that he/she is authorized by Phillip Jason Everly to execute this instrument on his/her behalf.

Witness my hand and seal this 5th day of August, 2022.

Notary Public

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 06.14.25

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: 888 Forest Acres Drive, Nashville, TN 37220

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.

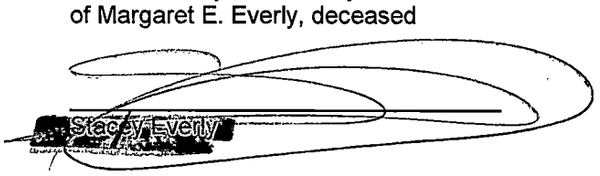
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Venetia Everly, in her capacity as Administratrix of the Estate of Margaret E. Everly, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

The execution of this instrument is affected by the signature of Venetia Everly as Attorney-in-Fact for Phillip Jason Everly, which Power of Attorney is recorded in Instrument Number * 20220808-0090271, said Register's Office.

WITNESS my hand this 30 day of July, 2022

_____
Venetia Everly, Individually and as Administratrix of the Estate of Margaret E. Everly, deceased



_____
Erin Everly

_____
Phillip Jason Everly by Venetia Everly, Attorney in Fact

_____
Edan Everly

_____
Christopher Everly

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On 30 July 2022 before me, Brenda K Conner, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Stacy Everly
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRENDA K. CONNER
Notary Public - California
Santa Clara County
Commission # 2357880
My Comm. Expires May 16, 2025

Signature Brenda K Conner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 30 July 2022
Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Stacy Everly	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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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: 888 Forest Acres Drive, Nashville, TN 37220

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.

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.

Venetia Everly, in her capacity as Administratrix of the Estate of Margaret E. Everly, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

The execution of this instrument is affected by the signature of Venetia Everly as Attorney-in-Fact for Phillip Jason Everly, which Power of Attorney is recorded in Instrument Number * , said Register's Office.

* 20220808-0090271

WITNESS my hand this 6th day of ~~July~~ August, 2022

Venetia Everly, Individually and as Administratrix of the Estate of Margaret E. Everly, deceased

Stacey Everly

EE

Erin Everly

Phillip Jason Everly by Venetia Everly, Attorney in Fact

Edan Everly

Christopher Everly

STATE OF GA

COUNTY OF Fulton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Erin Everly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at 2870 Peachtree Rd NW, Atlanta GA, 30305 this 6th day of August, 2022.

Notary Public

My Commission Expires: Aug 4, 2025

STANNY ZAW
NOTARY
PUBLIC
Exp. Aug. 04, 2025
CLARKE COUNTY, GA

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: 888 Forest Acres Drive, Nashville, TN 37220

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.

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.

Venetia Everly, in her capacity as Administratrix of the Estate of Margaret E. Everly, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

The execution of this instrument is affected by the signature of Venetia Everly as Attorney-in-Fact for Phillip Jason Everly, which Power of Attorney is recorded in Instrument Number * , said Register's Office.

* 20220808-0090271

WITNESS my hand this 6th day of ~~July~~ August, 2022

Venetia Everly, Individually and as Administratrix of the Estate of Margaret E. Everly, deceased

Stacey Everly

Erin Everly

Phillip Jason Everly by Venetia Everly, Attorney in Fact

Edan Everly

Christopher Everly

STATE OF GA

COUNTY OF Fulton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Edan Everly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at 2870 Peachtree Rd NW 30305 Atlanta, GA, this 6th day of August, 2022.

Notary Public

My Commission Expires: Aug 4, 2025

STANNY ZAW NOTARY PUBLIC EXP. Aug. 04, 2025 CLARKE COUNTY, GA