Karen Johnson Davidson County
Batch# 935661 DEEDWARR
10/31/2022 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20221031-0117349

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2022.

Notary Public
MY COMMISSION EXPIRES: 03/01/2025
File No. G22-14219

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Skye Net, LLC (NAME)	New Owner (NAME)	043-13-0-128.00
4303 Graycroft Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kenneth W. Hackney, Sr. and Linda Darline Hackney, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Skye Net, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING the South 50 feet of the North 100 feet of the West 150 feet of Lot No. I on the Map of Forest Park Acreage Tracts, of record in Book 843, page 45, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. I fronts 50 feet on the easterly side of Forest Park Road and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Kenneth W. Hackney, Sr., a one half undivided interest and Linda Darline Hackney, a one half undivided interest, as tenants in common with the right of survivorship by Deed dated August 22, 2002, recorded August 23, 2002, in Instrument Number 20020823-0102421, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 115 Forrest Park Road, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 26th day of October, 2022.

Kenneth W. Hackney, Sr.

Linda Darline Hackney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2022, before me personally appeared Kenneth W. Hackney, Sr. and Linda Darline Hackney, 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 26th day of October, 2022.

Notary Signature
My commission expires: 1/28/24

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Jennifer Russell, 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

10/26/2022.
Date

Jennifer Russell
Affiant Signature

10/31/2022
Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 31st day of October, 2022.

Debra Paulsson
Notary's Signature

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER