Karen Johnson Davidson County
Batch# 945733 DEEDWARR
11/29/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20221129-0125188

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/3/2023
(AFFIX SEAL)

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
R. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 22-11-0229-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kenneth Hackney and Linda Hackney	Kenneth Hackney and Linda Hackney	016-00-0-138.00
(NAME)	(NAME)	
7204 Apple View	7204 Apple View	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CAROL BOEHMS AND DAVID BOEHMS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH WAYNE HACKNEY AND LINDA A. HACKNEY, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Lama Terra, Section Oneof record in Plat Book 4860, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID R. BOEHMS AND WIFE, CAROL J. BOEHMS, by deed from E. G. BRACY AND WIFE, HAZEL BRACY, of record in Book 5178, Page 780, dated July 29, 1977, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7204 Apple View, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 23RD day of NOVEMBER, 2022.

Carol Boehms, by Leslie Boehms, as Conservator
Carol Boehms, by Leslie Boehms, as Conservator

David Boehms, by Leslie Boehms, as Conservator
David Boehms, by Leslie Boehms, as Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Leslie Boehms, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the court appointed Conservator for Carol Boehms and David Boehms, the within named bargainors, and that she as such Conservator authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Carol Boehms and David Boehms, the bargainors, by the said Leslie Boehms, as Conservator.

WITNESS my hand and seal, this 23rd day of November, 2022.

NOTARY PUBLIC _____

My Commission Expires: 5/9/26



TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 NOVEMBER 23, 2022.

11/29/2022

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 29TH day of NOVEMBER, 2022

Teresa Morgan
Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

