Karen Johnson Davidson County
Batch# 956836 DEEDWARR
12/30/2022 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20221230-0133952

# WARRANTY DEED

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-21-24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lauren N. Stein | Same | 173-16-0A-285-00 |
| (NAME) | (NAME) | |
| 3185 Hidden Creek Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert T. Hackett and Tamara L. Hackett Trustees of the Hackett Revocable Living Trust, dated 11/13/2017**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lauren N. Stein, an unmarried woman**, hereinafter called the GRANTEE(S), her 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. 49 on the Plan of the Final Plat of Hidden Creek, Phase 5, (A Cluster Lot Subdivision) of record in Instrument No. 20060627-0076912, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert T Hackett, an unmarried man by Warranty Deed from Andrew Leeper and Rebecca Leeper, husband and wife, dated 10/03/2014, of record in Instrument No. 20141008-0093358, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Robert Ted Hackett and Tamara L. Hackett, husband and wife by Quitclaim Deed from Robert T. Hackett and Tamara L. Hackett, husband and wife, dated 01/30/2017, of record in Instrument No. 20170206-0012623, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Robert T. Hackett and Tamara L. Hackett, Trustees of the Hackett Revocable Living Trust, dated November 13, 2017 by Quitclaim Deed from Robert Ted Hackett and Tamara L. Hackett, husband and wife, dated 11/13/2017, of record in Instrument No. 20171128-0120974, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 20060627-0076912, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument No. 20020514-0059176, as amended of record in Instrument No. 20030313-0033781, as amended of record in Instrument No. 20050308-0025065, as amended of record in Instrument No. 20090908-0084135, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument No. 20060828-0105537, in the Register's Office for Davidson County, Tennessee. Charter recorded 03/03/2003 of record in Instrument No. 20030303-0027388, and Instrument No. 20081230-0123265, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Homeowner's Association recorded 08/28/2006 of record in Instrument No. 20060828-0105540, in the Register's Office for Davidson County, Tennessee. By-laws recorded 03/03/2003 of record in Instrument No. 20030303-0027389, and Instrument No. 20090908-0084136, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3185 Hidden Creek Drive, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of December, 2022.

Hackett Revocable Living Trust dated 11/13/2017

By: _____
Robert T. Hackett, Trustee

By: _____
Tamara L. Hackett, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert T. Hackett and Tamara L. Hackett with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Trustees of Hackett Revocable Living Trust, dated 11/13/2017, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of December, 2022.

_____
Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 28, 2022.

J. Carlton Drumwright

December 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 28, 2022.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY