Karen Johnson Davidson County
Batch# 990314 DEEDWARR
04/10/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230410-0026067

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY OF April, 2023.

NOTARY PUBLIC
My Commission expires: 2-5-25

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23010003

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner
Property Solutions Group of TN, LLC
P.O. Box 148255
Nashville, TN 37214

Send Tax Bills To:
Same

Tax Information:
120-10-0-010.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Nikki Hatcher, fka Nikki R. Frame, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Property Solutions Group of TN, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Seven Oaks, Section II, of record in Book 2133, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nikki R. Frame by Warranty Deed from Mildred Ramsey Cole dated 07/13/2006 and recorded on 07/20/2006 in Instrument No. 20060720-0087871, Register's Office for Davidson County, Tennessee.

This is improved property known as:
336 Pineway Drive, Nashville, TN 37217

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record in Book 2133, Page 36, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements, Restrictions and By-Laws, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6439, Page 266, said Register's Office.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20110107-0002109, Register's Office of Davidson County, Tennessee.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Ed Hatcher joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of **Nikki Hatcher**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Nikki Hatcher and Ed Hatcher** have caused this instrument to be executed, this the 6 day of April, 2023.

Nikki Hatcher

Ed Hatcher

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Nikki Hatcher and Ed Hatcher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 6 day of April, 2023.

NOTARY PUBLIC
My Commission expires: 7/25/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4/6/23 (date of document).

L. Broner McCoy
Date: 4/6/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 10th day of April, 2023.

NOTARY PUBLIC
My Commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY