Karen Johnson Davidson County
Batch# 1002705 DEEDWARR
05/12/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20230512-0035725



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $479,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of May, 2023.

NOTARY PUBLIC

My commission expires: 5-7-2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jessalynn Hakanson and Hunter Hakanson	New Owner	096050025.00
(NAME)	(NAME)	
266 Cumberland Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ginger McIntosh Gaines and James Lee McIntosh, Jr. and Mark Alan McIntosh,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Jessalynn Hakanson and Hunter Hakanson, wife and husband,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 85, as shown on the map entitled Bluefields, of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said Lot No. 85 begins at a point in the easterly margin of Cumberland Circle at the common corner of Lots Nos. 84 and 85; thence south 75° 30' E. 175 feet to a post, opposite a chicken house; thence south 78° 30' E. 194 feet to a point, 43 feet south of the common rear corners of Lots Nos. 84 and 85; thence south 4° 00' W. 192.3 feet to the northeasterly corner of the property conveyed to Andam (Instrument No. 20150317-0022761, RODCTN; formerly M. D. C. Stockell); thence with Andam's northerly line 65° 30' W. 414.7 feet to a point in the easterly margin of Cumberland Circle; thence with Cumberland Circle northwardly 109.1 feet to the point of beginning.

Being the same property conveyed to JAMES L. MCINTOSH, UNMARRIED, by deed from ALAN D. JOHNSON AND WIFE, NINA M. JOHNSON, of record in Book 7916, page 156, dated August 14, 1989, said Register's Office.

JAMES L. MCINTOSH died on or about October 28, 2022, leaving GINGER MCINTOSH GAINES, JAMES LEE MCINTOSH, JR., AND MARK ALAN MCINTOSH as his only Heirs-at-Law. For further reference see Order Admitting Will to Probate for Muniment of Title of record as Instrument No. 20230117-0003294, said Register's Office. A certified copy of said will is of record as Instrument No. 20230117-0003295, said Register's Office.

This property is __unimproved _X_improved property known as: 266 Cumberland Circle, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AFTER RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20899-DJ

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of May, 2023.

Ginger McIntosh Gaines

James Lee McIntosh, Jr.

Mark Alan McIntosh

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ginger McIntosh Gaines and James Lee McIntosh, Jr., and Mark Alan McIntosh, the herein bargainor, 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.

Witness my hand and official seal, this the 12th day of May, 2023.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Notary Public
My Commission Expires:

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/12/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/12/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 **day of** May, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM