Karen Johnson Davidson County
Batch# 1017172 DEEDWARR
06/21/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20230621-0047020

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230544762

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2023.

Notary Public
My Commission Expires: 9-2-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1911 Riverside Drive Trust 1911 Riverside Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 072 11 0 450.00

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 of which is hereby acknowledged, **Lola Margaret Hackney, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1911 Riverside Drive Trust, dated June 7, 2023,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described tract or parcel of land situated in Davidson County, Tennessee:

Being Lot No. 10 on the Plan of Riverside Drive Subdivision, as shown by plat of record in Plat Book 974, Pages 60 - 61, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lola Margaret Hackney, by Quitclaim Deed from David Wayne Jones, Paul Kenneth Jones, James Mark Jones and Lola Margaret Hackney, of record in Instrument No. 20230509-0034598, in the Register's Office of Davidson County, Tennessee, dated May 09, 2023 and recorded on May 09, 2023.

Being the same property conveyed to Lola Margaret Hackney, David Wayne Jones, Paul Kenneth Jones, and James Mark Jones, by Quitclaim Deed from Lola Margaret Hackney, of record in Instrument No. 20201216-0148963, in the Register's Office of Davidson County, Tennessee, dated December 16, 2020 and recorded on December 16, 2020.

Being the same property conveyed to Lola Margaret Hackney, by Warranty Deed from Larrick Properties, Inc., of record in Instrument No. 20030714-0097705, in the Register's Office of Davidson County, Tennessee, dated July 02, 2003 and recorded on July 14, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverside Drive Subdivision, as recorded in Plat Book 974, Page(s) 60 & 61.

This is improved property located at 1911 Riverside Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2023.

Lola Margaret Hackney

Lola Margaret Hackney

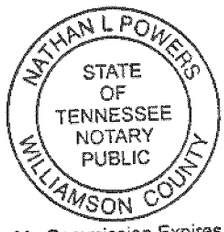
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lola Margaret Hackney, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2023.

Nathan L Powers

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 21, 2023 (date of document).

Affiant Signature

June 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023