Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-783

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of March, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1111483 DEEDWARR
03/15/2024 10:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20240315-0018011

Address of New Owner	Send Tax Bills To:	Map & Parcel
May Lill Tomlin 312 Shadow Glen Drive Nashville, TN 37211	New Owner	161-16-0A-111.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sierra A. Hackett and Ethan A. Hackett, wife and husband, and Troy A. Hackett and Karen A. Hackett, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

May Lill Tomlin, an unmarried woman,

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 Unit No. 111 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464; Instrument No. 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ethan A. Hackett and Sierra N. Hackett, husband and wife, and Troy A. Hackett and Karen A. Hackett, husband and wife by Warranty Deed from Benjamin B. Anderson, a single man of record in Instrument No. 20200224-0019814, Register's Office for Davidson County, Tennessee, dated February 19, 2020 and recorded on February 24, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 312 Shadow Glen Drive, Nashville, TN 37211

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 so 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.

Dated this the 14th day of March, 2024.

Sierra N. Hackett

Sierra A. Hackett Sierra N. Hackett

Ethan A. Hackett

Ethan A. Hackett

Troy A. Hackett

Troy A. Hackett

Karen A. Hackett

Karen A. Hackett

STATE OF Texas
COUNTY OF Brazoria

On this 14th day of March, 2024, before me virtually appeared Sierra N. Hackett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2024.

Tamie Mason

Notary Signature
My commission expires: 07/22/2027

Tamie Mason
ID NUMBER
13209676-5
COMMISSION EXPIRES
July 22, 2027

Electronically signed and notarized online using the Proof platform.

STATE OF Texas
COUNTY OF Montgomery

On this 14th day of March, 2024, before me virtually appeared Ethan A Hackett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2024.

Anahi Sierra

Notary Signature
My commission expires: 11/18/2024

Anahi Sierra
ID NUMBER
13278807-2
COMMISSION EXPIRES
November 18, 2024

Electronically signed and notarized online using the Proof platform.

STATE OF Florida
COUNTY OF Duval

On this 14th day of March, 2024, before me virtually appeared, Troy A Hackett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2024.

Lola Denise Strickland
Lola Denise Strickland

Notary Signature
My commission expires: 06/04/2025

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH137635
Expires on June 4 2025

Type of Identification Produced TN DL

Notarized remotely online using communication technology via Proof.

STATE OF Virginia
COUNTY OF City of Alexandria

On this 14th day of March, 2024, before me virtually appeared Karen A Hackett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2024.

Mohamud Aden 7898118

Notary Signature Electronic Notary Public
My commission expires: 03/31/2026

COMMONWEALTH OF VIRGINIA
N
ELECTRONIC NOTARY PUBLIC

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/14/2024.

Affiant Signature – Joshua A. Terry

3/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/15/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON