Karen Johnson Davidson County
Batch# 1116860 DEEDWARR
04/01/2024 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240401-0022241

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$390,000.00**

Subscribed and sworn to before me this 29 day of March, 2024.

Notary Public **Affiant**
My Commission Expires: 2/7/27

AMY GROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Justin Figueroa **2508 McGinnis Drive** **Nashville, TN 37216**	~~Same as New Owner~~ Legacy Home Loan, LLC DBA Steadfast Mortgage 2Cadillac Dr Brentwood, TN 37027	**073-10-0-032.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **John L. Hadley, VI, unmarried**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Justin Figueroa, an unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the plat of Moss Rose Estates, of record in Book 4860, page 112, Register's office for said County.

Said Lot No. 56 fronts 80 feet on the southerly margin of McGinnis Drive and runs back 121.8 feet on the easterly side lot line and 131.54 feet on the westerly side lot line to a line on the rear measuring 80.59 feet thereon.

Together with a permanent easement and/or right-of- way described as follows:

A triangular tract or parcel of land lying and being in the northwesterly corner of Lot No. 57 on the Plat of Moss Rose Estates of record in Book 4860, page 112, Register's Office for said County, and beginning in the southerly margin of McGinnis Drive at the common corner of Lots Nos. 56 and 57, thence with the line between said lots 61 feet to a point; thence across Lot No. 57 to a point in the southerly margin of McGinnis Drive; thence with the southerly margin of McGinnis Drive 29 feet to the point of beginning.

Being the same property conveyed to John L. Hadley, a single person by Installment Deed from Margie L. Williams, a single person of record in Book 5806, page 619, Register's Office for Davidson County, Tennessee, dated October 14, 1981 and recorded on October 14, 1981.

Being the same property further conveyed to Dennis Wright Trustee by Quitclaim Deed from John L. Hadley, a single man, of record in Book 7497, page 651, Register's Office for Davidson County, Tennessee, dated February 09, 1988 and recorded on March 23, 1988and within the same deed the said Dennis Wright, Trustee conveyed his interest in the subject property to John L. Hadley VI.

This is improved property known as: 2508 McGinnis Drive, Nashville, TN 37216

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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

Witness my hand this 28th of March, 2024.

John L. Hadley VI

John L. Hadley VI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **John L. Hadley VI,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 28th day of March, 2024.

My Commission Expires _____

Mary Birthright

NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

I, Sheri Engel, 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 this 28th day of March, 2024

Sheri Engel

Dated 3/29/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 29th day of March, 2024

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY