Karen Johnson Davidson County
Batch# 1130613 DEEDWARR
05/03/2024 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240503-0032541

WARRANTY DEED

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven E. Miller and Kimberly F. Miller and Alexander J. Miller	Steven E. Miller and Kimberly F. Miller and Alexander J. Miller	Parcel ID: 072-06-3R-001.00-CO
(NAME) 1072A Zophi St.	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bennie Ray Hackney, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven E. Miller and Kimberly F. Miller, husband and wife and Alexander J. Miller, single, tenants in common with right of survivorship**, 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 situated in Davidson County, Tennessee, being Unit A as established in Declaration of Covenants, Conditions and Restrictions for 1072 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No.20201015-0119967, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a particular description of said property.

Being part of the same property conveyed to Bennie Hackney and wife, Sara Jane Hackney from John Douglas Lyell, Executor of the Estate of Abner H. Lyell, deceased by Warranty Deed dated April 5, 1991 and recorded on April 9, 1991 in Book 8326, Page 648, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Bennie Ray Hackney, unmarried from Bennie Hackney and wife, Sara Jane Hackney by Quitclaim Deed dated August 23, 2017 and recorded on August 24, 2017 in Instrument No. 20170824-0086962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1072A Zophi St., Nashville, TN 37216

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 do 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.

Witness our hands this 26 day of April, 2024

Bennie Ray Hackney

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Bennie Ray Hackney, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of April, 2024.

Notary Public

My Commission Expires:

My Commission Expires
March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/26/24.

Affiant Signature

5/2/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY