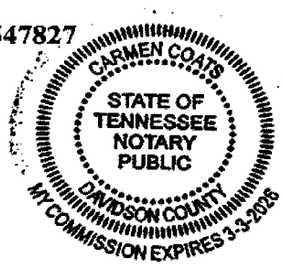
Karen Johnson Davidson County
Batch# 1150802 DEEDWARR
06/25/2024 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,083.10
20240625-0047499

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547827** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $563,000.00 Affiant Subscribed and sworn to before me, this 18th day of June, 2024. Carmen Coats Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Mary Catherine Anderson 1143 Howard Avenue Nashville TN 37216	Send Tax Bills To: ~~New Owner~~ CHC INTERLINC MORTGAGE SERVICES, LLC 5875 N. SAM HOUSTON PKWY WEST, STE 300 HOUSTON, TX 77086	Tax Information: Tax Parcel ID No. 072 03 0 113.00

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, **Daniel C. Hackman and Sarah E. Fowler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary-Catherine Anderson, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50.00 feet of Lot No. 166 on the Plan of INGLEWOOD PLACE, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 166 fronts 50.00 feet on the Northerly side of Howard Avenue and runs back between parallel lines with the Westerly margin of Katherine Street 205.0 feet to a dead line.

Being the same property conveyed to Daniel C. Heckman and Sarah E. Fowler, husband and wife, by Warranty Deed from Christopher W. Austin and Margaret I. Austin, husband and wife, of record in Instrument No. 20210119-0007692, in the Register's Office of Davidson County, Tennessee, dated January 14, 2021, and recorded on January 19, 2021.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101.

This is improved property located at 1143 Howard Avenue 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 18th day of June, 2024.

Daniel C. Hackman

Sarah E. Fowler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel C. Hackman and Sarah E. Fowler, 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, at office, this 18th day of June, 2024.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 18, 2024**.

Affiant Signature

June 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25