THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648128**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2024. Notary Public My Commission Expires:

Karen Johnson
Batch # 1159548
07/18/2024 10:32:04 AM
Fees: $13.00 Taxes: $1,258.00
Davidson County
DEEDWARR
2 pgs
20240718-0054182

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Isaiah Kearney and Hannah Kearney 6808 Gower Road Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 101 00 0 088.00

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, **Zachary H. Hipkens and Elizabeth Clayton Fuller, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Isaiah Kearney and Hannah Kearney, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the westerly margin of Gower Road located approximately 700.0 feet from Hickory Trail Drive and being the northeast corner of Alvin Buck property as recorded in Book 4858, Page 732, R.O.D.C., Tennessee; thence North 66 deg. 02 min. West 221.84 feet to an iron pin in a fence row; thence North 06 deg. 44 min. East 78.92 feet to a 14-inch hackberry in a fence row; thence North 27 deg. 59 min. East 63.86 feet to a corner post in the fence; thence along the said fence, South 83 deg. 58 min. East 226.92 feet to a stake in the fence row in the westerly margin of Gower Road; thence along the margin of said road having a curve-chord South 17 deg. 11 min. West 210.38 feet to the point of beginning, containing .91 acres, more or less, according to a survey of Gregory Underwood dated September 10, 1984.

Being the same property conveyed to Zachary H. Hipkens and Elizabeth Clayton Fuller, husband and wife, by Warranty Deed from Rose M. Brannen, now known as Rose M. Cook, a married woman, of record in Instrument No. 20181205-0118701, in the Register's Office of Davidson County, Tennessee, dated December 03, 2018 and recorded on December 05, 2018.

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.

Easement for Public Utilities, recorded in Book 9443, Page 972.

Easement for Water and Sewer Lines, recorded in Book 11399, Page 673 and Book 11421, Page 753.

This is improved property located at 6808 Gower Road Nashville TN 37209

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 July, 2024.

Zachary H. Hipkens

Elizabeth Clayton Fuller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary H. Hipkens and Elizabeth Clayton Fuller, 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 16th day of July, 2024.

Notary Public
My Commission Expires: _____

