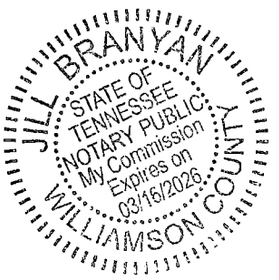
Karen Johnson
Batch # 1164921
08/01/2024 01:21:21 PM
Fees: $13.00 Taxes: $9,065.00
Davidson County
DEEDWARR
2 pgs
20240801-0058468

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,450,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2024.

Notary Public

My commission expires: 03-16-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-141-24-1403A

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Hackett Lea Hackett	Morgan Stanley Private Bk, N.A.	093-13-3F-001.00-CO
1403 A Sigler Street	4270 Ivy Pointe Blvd #400	
Nashville, TN 37203	Cincinnati, OH 45245	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRAVIS A. NEWBERG AND MARIA N. NEWBERG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN HACKETT AND LEA HACKETT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Sigler City Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210916-0124397, and amended in Instrument No. 20220927-0106644 and in Instrument No. 20230510-0034884, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to Mildred Edmonson by Warranty Deed from Ann Guess of record in Book 4663, Page 792, Register's Office for Davidson County, Tennessee, dated December 08, 1972 and recorded on December 12, 1972.

Said Mildred Edmonson aka Mildred Edmonson Armstrong became deceased on November 16, 2005, leaving Last Will and Testament filed for Probate in Docket No. 06P11, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Johnette Edmonson Brown is appointed as Executrix of the Estate of Mildred Edmonson Armstrong, deceased. Walter Armstrong is granted a life estate interest with remainder unto Letyna Perkins Roberts and Frances Evans.

Affidavit of Devisees of Mildred Edmonson aka Mildred Edmonson Armstrong of record in Instrument No. 20140210-0011567, said register's office, whereby Carmelitar Parham and Lucretia Brown are named as devisees. Said Walter Armstrong died on June 8, 2009, thereby divesting said life estate.

Being the same property conveyed to Travis A. Newberg and Maria N. Newberg, husband and wife by Warranty deed from Carmelitar Parham, a married woman and Lucretia Brown, a married woman of record in Instrument No. 20210929-0130953 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 29, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1403 A Sigler Street, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2024.

Travis A. Newberg

Maria N. Newberg by Travis A. Newberg, her Attorney-In-Fact

Maria N. Newberg by Travis A. Newberg, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Travis A. Newberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2024.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2024, before me personally appeared Travis A. Newberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maria N. Newberg as Attorney-In-Fact, and acknowledged that he executed the same as the free act and deed of Maria N. Newberg.

Witness my hand and seal this 31st day of July, 2024.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026