WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195140 DEEDWARR
10/17/2024 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20241017-0080830

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$520,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 4TH DAY OF OCTOBER, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12.7.2024

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12-7-2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 230924

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Matthew Hacker 1722 14th Avenue North Nashville, TN 37208	**New Owner**	081-11-0-423.00

For and in consideration of the sum of Five Hundred Twenty Thousand And 0/100 ($520,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JOSEPH MINOR, A MARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

MATTHEW HACKER, UNMARRIED MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the North One-Half of Lot No. 194 on the Plan of D. T. McGavock and Others Addition, as of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Joseph Minor by Quitclaim Deed from Heather Minor, dated January 6, 2021, and recorded January 25, 2021, of record in Instrument No. 20210125-0010275, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Joseph S. Minor and Heather C. Minor, husband and wife, by Warranty Deed from Deep River Development, LLC, a Tennessee limited liability company, dated June 6, 2018, and recorded June 11, 2018, of record in Instrument No. 20180611-0055980, Register's Office for Davidson County, Tennessee.

Madeleine Minor, spouse of Joseph Minor, joins in this conveyance to convey any marital interest that she may have.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1722 14th Avenue North, Nashville, TN 37208.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR JOSEPH MINOR, A MARRIED MAN to MATTHEW HACKER FOR THE TRANSFER OF PROPERTY LOCATED AT 1722 14TH AVENUE NORTH, NASHVILLE, TN 37208.]

Witness our/my hand on the 4th day of October, 2024.

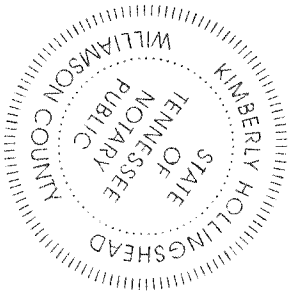
Joseph Minor

Madeleine Minor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Minor and Madeleine Minor, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2024.



Notary Public
My Commission Expires: 2/17/27

Certificate of Authenticity

I, Kimberly Hollingshead, 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 10/9/2024.

Kimberly Hollingshead, Esq.

October 9, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th **day of** October, **2024.**

Nichole Dowling
Notary Signature

My Commission Expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024