Karen Johnson Davidson County
Batch# 1216086 DEEDWARR
12/13/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20241213-0097052

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$470,000.00**

Subscribed and sworn to before me this 12th day of December, 2024.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Daniel & McKenzie Ligowski **7263 Bidwell Road** **Nashville, TN 37080**	Same as New Owner	**014-00-0-046.02**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Linda G. Hackett, an unmarried woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Daniel J. Ligowski and McKenzie Ligowski, husband and wife,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being described according to a survey made by D. E. Boner & E. Medlin, Surveyors, dated April 12, 1963, as follows:

BEGINNING at a point on the westerly margin of Bidwell Road, North 2 degrees 30 minutes East 4000 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, North 2 degrees 30 minutes East 150 feet; thence North 87 degrees 30 minutes West 791.57 feet; thence South 2 degrees 29 minutes West 150 feet; thence South 87 degrees 30 minutes East 791.52 feet to the point of beginning.

Being the same property conveyed to Russell F. Hackett and Linda G. Hackett, husband and wife by Warranty Deed from Judith B. Johns, unmarried, dated July 7, 1993 and recorded July 12, 1993 in Book 9011, Page 238, Register's Office of Davidson County, Tennessee. The said Russell F. Hackett having since died on or about February 21, 2012 leaving Linda G. Hackett surviving tenant by the entirety. The said Russell F. Hackett is one and the same person as Russell Frederick Hacket, Sr.

This is improved property known as: 7263 Bidwell Road, Nashville, TN 37080

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 12th day of December, 2024.

Linda G Hackett

Linda G. Hackett

STATE OF WA
COUNTY OF Pierce

Personally appeared before me, Carrie Frandanisa a Notary Public in and for said County and State, **Linda G. Hackett,** the within named Bargainors, 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 and official seal at Tacoma [City], WA [State] this the 12th day of December, 2024.

My Commission Expires: 12-12-2028

Carrie Frandanisa
NOTARY PUBLIC

CARRIE FRANDANISA
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 20120444
My Commission Expires 12/11/2028

Certificate of Authenticity

I, Anna N. Dolan, 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

12/13/24.

Date

Affiant Signature

12/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of December, 2024.

Notary's Signature

My Commission Expires: 3·20·2028

Date

Notary's Seal (if on paper)

