RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1223251 DEEDWARR
01/06/2025 09:44:51 AM 2 pgs
Fees: $13.00 Taxes: $2,297.70
20250106-0000876

JAMES A. WAECHTER REGISTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $621,000.00

Gracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JAN., ~~2024~~ 2025

Notary Public

MY COMMISSION EXPIRES: 11-8-27

This area for recording stamp

(AFFIX SEAL)

MST 2024-1976

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy M. Mercy Revocable Trust	OWNER	160-15-0A-065.00-CO
(NAME)	(NAME)	
225 Hearthstone Manor Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jenn and Jason Hatchette at Home, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joy M. Mercy, Trustee of the Joy M. Mercy Revocable Trust under Agreement dated December 19, 2002,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 65 on the Plan of Hearthstone Manor, Phase 4, of record in Plat Book 6200, Page 144 and revised in Plat Book 6250, Page 990, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Andrew B. Gibson, Trustee by Warranty Deed from Jo Ann B. Avery, unmarried of record in Book 9968, page 502, Register's Office for Davidson County, Tennessee, dated February 28, 1996 and recorded on March 05, 1996.

Being the same property conveyed to Jenn and Jason Hatchette at Home, LLC by Warranty Deed from Cathy J. Elrod, unmarried of record in Instrument No. 20241030-0083687 Register's Office for Davidson County, Tennessee, dated October 24, 2024 and recorded on October 30, 2024.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of

record in Plat Book 6250, Page 990, revised in Book 6200, Page 642 and in Plat Book 6200, Page 144, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6424, Page 839, as amended in Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230 and re-recorded in Book 7393, Page 749, Book 7398, page 907, Book 7403, Page 563, Book 11404, Page 149, Book 11749, Page 481 and Instrument No. 20060510-0054690, Book 7053, Page 982, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7403, Page 568 and amended in Instrument No. 20080624-0064983, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 7679, Page 16 and amended Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for Common Areas of record in Book 7393, Page 746, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11651, Page 270, in the Register's Office for Davidson County, Tennessee. Hearthstone Manor Homeowner's Association, Inc. Rules and Regulations of record in Book 11749, Page 481, in the Register's Office for Davidson County, Tennessee. Permanent Easement and Right of Way for street purposes and right of entry for temporary Construction purposes of record in Book 5784, page 261, said Register's Office. Restrictions of record in Book 5409, Page 485, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 225 Hearthstone Manor Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this 2nd DAY OF January, ~~2024~~ 2025.

Jenn and Jason Hatchette at Home, LLC

BY: _____
Jason Hatchette, Its Member

BY: _____
Jennifer Hatchette, Its Member

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Hatchette and Jennifer Hatchette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Members of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of January, ~~2024~~ 2026.

_____
Notary Public

My commission expires: 3-23-27