WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Diana Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.14.25

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Cary Hatcher	NEW OWNERS	091-02-0-188.00
(NAME)	(NAME)	
1154 Echo Ln	1154 Echo Ln	
(ADDRESS)	(ADDRESS)	
Franklin TN 37069	Franklin TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1223297 DEEDWARR
01/06/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250106-0000940

For and in consideration of the sum of ten dollars, 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 Arlena Clausi, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Steven Cary Hatcher and Amy Hatcher, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 South 30 feet of Lot No. 6, Block No. 19, Cherokee Park Subdivision of West Nashville, a plan of which is of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said part of Lot No. 6 fronts 30 feet on the west side of New York Avenue and extends back westerly between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Royal Randy Barnes, unmarried by Trustee's Deed from A. J. Sharenberger, III, Successor Trustee, and Daryl Shawn Martin, of record in Instrument No. 20090121-0005243, in the Register's Office for Davidson County, Tennessee, dated January 20, 2009 and recorded on January 21, 2009.

The said Royal Carter Barnes died on August 7, 2022, leaving Randy Barnes as sole heir at law, as evidenced in the affidavit of heirships of record in Instrument No. 20230223-0012727 and Instrument No. 20230223-0012728, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Randy Barnes, married, dated 02/17/2023, of record in Instrument No. 20230223-0012729, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arlena Clausi by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, its successors and/or assigns, dated 02/17/2023, of record in Instrument No. 20230227-0013679, Register's Office for Davidson County, Tennessee.

Grantor has never occupied the said property as her primary residence.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 6005 New York Avenue, Nashville, TN 37209

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 30th day of December, 2024.

Arlena Clausi

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arlena Clausi, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of December, 2024.

Notary Public:
My Commission Expires: 1/6/2025

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Dec. 30, 2024.

Affiant
Date: January 3, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of January 2025

Notary Public

My Commission Expires: 6-14-26

