Karen Johnson Davidson County
Batch# 1242853 DEEDWARRSP
03/04/2025 11:42:30 AM 5 pgs
Fees: $28.00 Taxes: $3,311.50
20250304-0016217

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
CHAD HANEY AND SHAWNA HANEY, A MARRIED COUPLE	CHAD HANEY AND SHAWNA HANEY, A MARRIED COUPLE	054 14 0 046.00
400 LOUVIERS LANE	400 LOUVIERS LANE	
OLD HICKORY, TN 37138	OLD HICKORY, TN 37138	

This Deed executed this 25TH day of FEBRUARY 20 25, for and in consideration of **Eight Hundred Ninety-Five Thousand and 00/100 Dollars ($895,000.00)**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NEXBANK** has/have this day bargained and sold, and do hereby transfer and convey unto the said **CHAD HANEY AND SHAWNA HANEY, A MARRIED COUPLE**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, OLD HICKORY City, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144A AND LOT NO. 144B, "RESUBDIVISION OF SECTION 4, BRANDYWINE FARMS, 1ST ADDITION" OF RECORD IN BOOK 4470, PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PARCEL ID: 054 14 0 046.00

THIS BEING THE SAME PROPERTY CONVEYED TO NEXBANK FROM RESMAC, INC. IN A DEED DATED MARCH 28, 2024 AND RECORDED APRIL 04, 2024 AS INSTRUMENT NO. 20240404-0023744.

Property known as: 400 LOUVIERS LANE, OLD HICKORY, TN 37138.
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Witness our hand this 12TH day of FEBRUARY, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NEXBANK

By: _____

Name: Curtis Grizanti

Title: ASSISTANT VICE PRESIDENT

STATE OF Texas)
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 12th day of February, 2025, by Curtis Grizanti, who is personally known to me (or satisfactorily proven) to be the Assistant Vice Pres. of **NEXBANK** the _____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Stephanie Ann Brownlee

Stephanie Ann Brownlee
Notary ID# 2625699
My Commission Expires: Nov. 20, 2026

STEPHANIE ANN BROWNLEE
My Notary ID # 2625699
Expires November 20, 2026

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 895,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 25th day of February, 2025.

Notary Public
My commission expires:

SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
CHAD HANEY AND SHAWNA HANEY
400 LOUVIERS LANE
OLD HICKORY, TN 37138

Name and Address of property owner:
CHAD HANEY
400 LOUVIERS LANE
OLD HICKORY, TN 37138

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/26/2025 (date of document).

Affiant Signature

2/26/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

