Karen Johnson Davidson County
Batch # 1248714 DEEDWARR
03/20/2025 03 00 08 PM 2 pgs
Fees $13 00 Taxes $1,720 50
20250320-0020809

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DW) Title No 63943
Dav. Co File· Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Austin Hacker 1415 57th Avenue North Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 091060M00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Hacker, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Austin Hacker** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No 8 on the Plan of West Mill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20141223-0117663, amended in Instrument No. 20150424-0036748; Instrument No 20150929-0098582, Instrument No 20151218-0127193; Instrument No. 20151218-0127350, Instrument No. 20170123-0007057, and Instrument No 20191212-0128095, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James L. Hacker, Jr , by Warranty Deed from Todd Simon, a single man, dated April 12, 2024 and recorded on April 15, 2024 of record in Instrument No. 20240415-0026776, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence of Grantor

Description Reference. Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141223-0117663, amended in Instrument No. 20150424-0036748, Instrument No 20150929-0098582; Instrument No. 20151218-0127193; Instrument No. 20151218-0127350, Instrument No. 20170123-0007057, and Instrument No. 20191212-0128095, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description The Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20141223-0117663, amended in Instrument No 20150424-0036748; Instrument No 20150929-0098582; Instrument No. 20151218-0127193, Instrument No 20151218-0127350; Instrument No 20170123-0007057; and Instrument No 20191212-0128095, Register's Office, which sets forth

assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No 20140821-0076262, said Register's Office. Charter of West Mill Townhouse Corporation of record in Instrument No. 20170123-0007056, said Register's Office. Easement to the City of Nashville, sidewalk and street purposes of record in Book 1939, page 214, said Register's Office.

This is improved property, known as 1415 57th Avenue North, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 14th day of March, 2025.

James L. Hacker, Jr.

State of Tennessee

County of Davidson

On this 14th day of March, 2025, before me the undersigned authority, personally appeared James L. Hacker, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires.

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $465,000 00.

Affiant

Sworn and subscribed before me this 14th day of March, 2025

Notary

My Commission Expires

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028