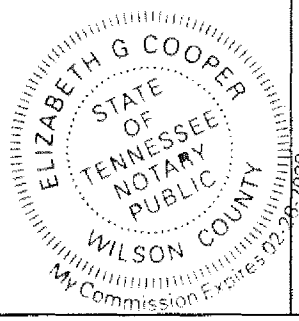
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257064 DEEDWARR
04/07/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,696.30
20250407-0026134



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF April 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Made, Inc., a Tennessee Corporation	New Owner	
(NAME)	(NAME)	
103 Sanitarium Drive		072 14 0 046.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, RONALD E. HATCHETT AND WIFE, STEPHANIE C. HATCHETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOME MADE, INC., A TENNESSEE CORPORATION** 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:

Tract 1 (072 14 0 046.00):

Land in Davidson County, Tennessee, being Lot No. 23 in the N. J. GIBSONS ADDITION, LOT NO. 2 OF CAHAL PLAN, as of record in Plat Book 161, Page 165, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Ronald E. Hatchett and wife, Stephanie C. Hatchett, by Warranty Deed from Melvin W. Powers and wife, Rebecca Ann Powers, of record in Book 6836, Page 650, in the Register's Office of Davidson County, Tennessee, dated April 21, 1986 and recorded on April 23, 1986.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1138 Cahal Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-416

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 hand this 3rd day of April, 2025

Ronald E. Hatchett

RONALD E. HATCHETT

Stephanie C. Hatchett

STEPHANIE C. HATCHETT

STATE OF Florida
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald E. Hatchett and Stephanie C. Hatchett, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2025.

Commission expires: 08-20-2026

Channing D Liptrot
Notary Public

CHANNING D LIPTROT
Notary Public - State of Florida
Commission # HH 281048
My Comm. Expires Aug 20, 2026

MO2025-416

Certificate of Authenticity

I, Ryan Lux, 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 **April 3, 2025**.

Date

Affiant Signature

April 3, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY