WARRANTY DEED

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

DM-PP-25-3819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
SG Property Group, LLC	**New Owner**	
(NAME) **7555 Maggie Drive**	(NAME)	**061-14 208**
TN (ADDRESS) **Antioch, 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KENNETH WAYNE HACKNEY AND LINDA DARLINE HACKNEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SG PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit·

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit·

Being Lot 1 on the Plat of the resubdivision of Lots Numbers 88 and 89 of the I C McMahan's Subdivision of Maplewood Lands of record in Book 5210 Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being a portion the same property conveyed to Willie Cato and wife Maxine Cato by Warranty Deed from Emanuel Schatten, Trustee of record in Book 5319, page 900, Register's Office for Davidson County, Tennessee, dated July 26, 1978 and recorded on August 4, 1978

Being the same property conveyed to Kenneth Wayne Hackney, Sr and Linda Hackney by Warranty Deed from Maxine Cato, widow of record in Book 10769, page 204, Register's Office for Davidson County, Tennessee, dated January 23, 1998 and recorded on January 27, 1998

Willie Cato deceased on or about September 22, 1991 Maxine Cato conveys as surviving tenant by the entirety

Being the same property conveyed to Linda Darline Hackney by Quit Claim Deed from Kenneth Wayne Hackney, Sr of record in Book 11725, page 959, Register's Office for Davidson County, Tennessee, dated November 1, 1999 and recorded on November 1, 1999

Being the same property conveyed to H Tom Kittrell, Jr Trustee by Quit Claim Deed from Linda Darline Hackney of record in Instrument No 20011003-0107442 Register's Office for Davidson County, Tennessee, dated October1, 2001 and recorded on October 3, 2001 And,

Being the same property conveyed to Kenneth Wayne Hackney and Linda Darline Hackney as tenants in common with right of survivorship, by Quit Claim from H Tom Kittrell, Jr , Trustee of record in Instrument No 20011003-0107442 Register's Office for Davidson County, Tennessee, dated October1, 2001 and recorded on October 3, 2001

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Terms and conditions of a lease by and between Willie Cato and wife Maxine Cato and Cleopheus Lane and wife Lounee G Lane as evidenced in a Memorandum of Lease of record in Book 5658 Page 917, in the Register's Office for Davidson County, Tennessee
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1257520 **DEEDWARR**
04/08/2025 12 53 25 PM 2 pgs
Fees $13 00 Taxes $1,184 00

20250408-0026708

This is **improved** property known as **3819 Edwards Avenue, Nashville, Tennessee 37216**

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), their heirs and 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), 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 the 4th DAY OF APRIL, 2025

Kenneth Wayne Hackney

Linda Darline Hackney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH WAYNE HACKNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th of April, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA DARLINE HACKNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th of April, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212