This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,375,000.00.

Affiant

Subscribed and sworn before me this the 22 day of May, 2025.

Notary Public
My commission expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 1277512 DEEDWARR
05/27/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20250527-0041345

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joel Bradley Jr.and Kristen Bradley 1432 McGavock Pike Nashville, TN 37216	Primis Mortgage Company 5535 Currituck Dr. Ste 120 Wilmington, NC 28403	072-08-0 044.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN HACKNEY AND ABBY HACKNEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOEL BRADLEY JR. AND KRISTEN BRADLEY, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in the 7th Councilmanic District of Davidson County, Tennessee, said lands being bound on the northeast by John Patrick & Jonell Smith (QC-20140305-0018314), on the southeast by Andrea Nanette Wiseman ETAL (DB-20210616-0081626) and Robin E. Willis (DB-20130705-0069681), on the southwest by Anna B. Campbell (DB-20160229-0018931), and on the northwest by McGavock Pike (60 ft. Right-of-Way), and being more particularly described as follows:

Beginning at an iron pipe found lying on the southeast margin of McGavock Pike, said pipe being the northwest corner of John Patrick & Jonell Smith and having a Tennessee Geodetic Reference Network (TGRN) coordinate of North:682530.24, East:1755811.30, thence leaving the margin of McGavock Pike and with Smith, South 27 degrees 15 minutes 20 seconds East, 323.49 ft. to a point, said point lying on the northeastern line of Andrea Nanette Wiseman; thence with Wiseman S 62 degrees 07 minutes 36 seconds W, 29.48 ft. to an open top iron pipe found, said pipe being the northeast corner of Robin E. Willis, and having a TGRN coordinate of N:682228.90, E:1755933.42; thence with Willis South 62 degrees 07 minutes 36 seconds West, 81.22 ft. to a point, said point being the southeast corner of Anna B. Campbell; thence with Campbell North 27 degrees 11 minutes 54 seconds West, 323.50 ft. to an open top iron pipe found on the southeast margin of McGavock Pike; thence with the said margin of McGavock Pike North 62 degrees 07 minutes 36 seconds East, 110.38 ft. to the Point of Beginning containing 0.82 acres +/- or 35,756 square feet, according to a survey performed by Russell A. White, TN RLS-2932, CFS TN-043 d/b/a Associates in Surveying & Mapping P.O. Box 166, Unionville, TN 37180 dated 08/13/2021.

Being the same property conveyed to John Mark Hackney and Abby Hackney, husband and wife, by Warranty Deed from CJ Management & Consulting, LLC, dated 06/30/2022 and recorded 07/05/2022 in Instrument No. 20220705-0077164, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1432 McGavock Pike, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

John Hackney and John Mark Hackney being one in the same.

Witness my hand this the 22 day of May, 2025.

John Hackney
Mark

Abby Hackney
Abby Hackney

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Mark Hackney and Abby Hackney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of May, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202505270041345

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 05/22/2025 (date of document).

Affiant Signature

05/22/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 22nd day of May, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202505270041345