THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38734-06-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, transfer is $177,500 00. Affiant Subscribed and sworn to before me this 26th day of June, 2025. Notary Public My Commission Expires 5-9-26

Karen Johnson Davidson County
Batch # 1292637 DEEDWARR
07/02/2025 10 06 07 AM 3 pgs
Fees $18 00 Taxes $656 75
20250702-0052186

TRACY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: IRAR Trust FBO Kevin Hackney 2601 Hillsboro Pike # C9 Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 117030B04000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janice E. Freeman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IRAR Trust FBO Kevin Hackney Acct 3604888** ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2601 Hillsboro Pike # C9, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of June, 2025.

Janice E. Freeman, by Jack W. Freeman,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack W. Freeman, 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, and who further acknowledged that he is the Attorney-in-Fact for Janice E. Freeman, and he is authorized by Janice E. Freeman to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of June, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027

EXHIBIT "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-9, of THE VILLAGER CONDOMINIUM APARTMENTS, a horizontal property regime established by Master Deed of record in Book 5434, Page 665 and Corrected in Book 5487, Page 967 and amended in Instrument No. 20080416-0038631 and Rules and Regulations record in Instrument No. 20090616-0055824, Register's Office for Said County pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 154 and revised in Book 5200, Page 201, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Janice E. Freeman, unmarried, by deed dated July 27, 1979 from Andrews Properties, Inc., and Cherokee Properties, Inc., of record in Book 5473, Page 576, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1 State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117030B04000CO.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villager Condominium Apartments, as recorded in Plat Book 5200, Page(s) 154 and revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER Condominium of record in Book 5434, Page 665 and Corrected in Book 5487, Page 967, amendment recorded in Instrument No. 20080416-0038631 and Rules and Regulations recorded in Instrument No. 20090616-0055824; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

4. Easement for Right of Way, recorded in Book 4808, Page 424, Register's Office for Davidson County, Tennessee.

5. Easement granted to Comcast of Nashville I, LLC recorded in Instrument No. 20130916-0097052, Register's Office for Davidson County, Tennessee.