WARRANTY DEED

Karen Johnson Davidson County
Batch # 1303111 DEEDWARR
07/29/2025 08 07 11 AM 2 pgs
Fees $13 00 Taxes $2,710 25

20250729-0059597

Y-BMR-25-2736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 25th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

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)
Bruce H. Hackett and Judith G. Hackett, Trustees of the Hackett Family Trust	**Same as New Owner**	
(NAME)	(NAME)	**083-04-0A-009 00-CO**
2736 Greenside Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **THE ANDREW AND OLIVIA WEST LIVING TRUST DATED SEPTEMBER 30, 2022,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE H. HACKETT AND JUDITH G. HACKETT, TRUSTEES OF THE HACKETT FAMILY TRUST,** 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

Land in Davidson County, Tennessee, being Lot No 9 on the Plan of First Amendment Greenside Park of record in Plat at Instrument Number 20120507-0039371 revising Instrument No 20120418-0033109 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Andrew West and Olivia Campbell West, husband and wife by Warranty Deed from Eliot Douglas Kerner and Megan Michelle Sutton, husband and wife of record in Instrument No 20191105-0114339 Register's Office for Davidson County, Tennessee, dated November 04, 2019 and recorded on November 05, 2019

Being the same property conveyed to Andrew West and Olivia Campbell West, husband and wife by Quitclaim Deed from Andrew West and Olivia Campbell West, as Trustees of the Andrew and Olivia West Living Trust dated September 30, 2022 of record in Instrument No 20221013-0112202 Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on October 13, 2022

This conveyance is subject to
- Subject to all matters shown on the Plan of record as Instrument Number 20120507-0039371 revising Instrument Number 20120418-0033109, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 31 and Plat Book 547, Page 158, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20120409-0030265 as amended in Instrument Number 20130115-004913, 20140219-0014317, 20170724-0074578, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 5354, Page 903, in the Register's Office for Davidson County, Tennessee
- Agreement of record in Book 5546, Page 104, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20070205-0014395, in the Register's Office for Davidson County, Tennessee
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20100517-0037548, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed to HOA of record in Instrument Number 20151208-0123635, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Street Right-of-way recorded on September 29, 2015 of record in Instrument Number 20150929-0098828, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2736 Greenside Place, Nashville, Tennessee 37206**

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 25th DAY OF JULY, 2025

The Andrew and Olivia West Living Trust dated September 30, 2022

BY _____
Andrew West
Trustee

BY _____
Olivia Campbell West
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW WEST, TRUSTEE of THE ANDREW AND OLIVIA WEST LIVING TRUST DATED SEPTEMBER 30, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 25th of July, 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, OLIVIA CAMPBELL WEST, TRUSTEE of THE ANDREW AND OLIVIA WEST LIVING TRUST DATED SEPTEMBER 30, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 25th of July, 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