Karen Johnson Davidson County
Batch# 1327284 DEEDWARR
09/26/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20250926-0076922

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 26th day of September, 2025.

Notary Public
MY COMMISSION EXPIRES: 01/30/2029
File No. G25-24128

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rachel Hefner and Matthew Christesson (NAME)	Pennymac Loan Services, LLC (NAME)	061-10-0-156
906 Virginia Ave (STREET ADDRESS)	3043 Townsgate Rd, Ste 200 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Westlake Village, CA 91361 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mackenzie M. Hood now known as Mackenzie M. Head and James E. Head, Jr., wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel E. Hefner and Matthew Christesson, wife and husband, as tenants in common with right of survivorship,** 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:

Land in Davidson County, Tennessee, being a part of Lot No. 28 on the Plan of Maplewood Manor of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 28 fronts 68 feet on the Southerly side of Virginia Avenue and extends back 275 feet 9 inches on the Easterly line and 278 feet, more or less, on the Westerly line to the Northerly line of Lot No. 13, to a rear line measuring 68 feet thereon.

Being the same property conveyed to Mackenzie M. Hood and James E. Head, Jr., wife and husband by Deed dated April 12, 2022 from Deane Baker and Leah McGee, husband and wife, in Instrument Number 20220419-0045075, in the Register's Office of Davidson County, Tennessee.

Mackenzie M. Head and Mackenzie M. Hood being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 906 Virginia Ave., 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 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. Whenever 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 25th day of September, 2025.

Mackenzie M. Hood Head

James E. Head, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2025, before me personally appeared Mackenzie M. Hood Head and James E. Head Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2025.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/25/25 (date of document).

Jennifer Russell
Affiant Signature

9/26/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

