PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1359427 DEEDWARR
12/18/2025 01:19:44 PM 3 pgs
Fees: $18.00 Taxes: $1,662.78
20251218-0100693

Ivey Title, LLC Ref: (DL) Title No.: 64286
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Tracy Hackney Leslie Kay Hackney 1430 Willowbrooke Circle Franklin, TN 37069	James Tracy Hackney Leslie Kay Hackney 1430 Willowbrooke Circle Franklin, TN 37069

TAX MAP PARCEL NUMBERS: Part of 17800008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,400.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wendy Hunt**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Tracy Hackney and Leslie Kay Hackney**, **husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, subject to the use restriction imposed herein, described as follows: **To Wit:**

Described according to a boundary survey by Crowe-Wheeler and Associates, Tennessee Surveyor license no. RLPS#1979, dated November 24, 2025, File/Job No. 25-145.PCS:

LEGAL DESCRIPTION – Tract 2 – 25.69 ACRES

A certain parcel of land lying in the 9th Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on Tennessee State Plane Coordinates (NAD83) geodetic north by G.P.S observations, dated 08-25-2025.

BEGINNING at an iron pin set at the southeast corner of the Wendell Williams property as recorded in Instrument #20170328-0030067 also in the south line of the Traceland Farm L.P. property as recorded in instrument # 20250625-0049868 (tract 2) and also having T.N.S.P.C.(NAD 83) of N: 613066.70', E: 1668836.67'

Thence, with the lines of Traceland Farms L.P. the following (6) calls: South27°50'15"East, a distance of 179.70' to a found 5/8" rebar at the base of a 18" Red Oak.

Thence, South29°36'25"East, a distance of 55.40' to a found 5/8" rebar with no cap in the fence line.

Thence, South36°43'15"East, a distance of 48.98' to a found 5/8" rebar with no cap in the fence line.

Thence, South44°50'36"East, a distance of 209.36' to a 5/8" rebar with no cap at the base of a 24" beech.

Thence, South42°22'20"East, a distance of 190.83' to an iron pin set.

Thence, South58°05'39"East, a distance of 243.62' to an iron pin set.

Thence, with the lines of Thomas Sharp as recorded in deed book 7159, page 875 the following (2) calls: South73° 20'12"West, a distance of 64.31' to a found metal T post said T post lies N 66.59-47 E, 5.00' from an iron pin set witness.

Thence, South66°59'47"West, a distance of 2204.94' to a found 1" iron pipe at a rock.

Thence, with the east line of Wendy Hunt as recorded in Instrument # 20250623-0049104, North07°11'09"East, a distance of 1314.99' to an iron pin set.

Thence, with the south line of Stephen Watson as recorded in Instrument # 20250806-0062400, South69° 27'58"East, a distance of 345.02' to a found 5/8" rebar with no cap in a rock pile.

Thence, with the line of Terry & Jamie Mayo as recorded in Instrument # 20220719-0082854, South42°03'53"East, a distance of 396.00' to an iron pin.

Thence, severing the Wendy Hunt property as recorded in Instrument # 20250623-0049104 the following (3) calls: South30°14'50"East, a distance of 250.39' to an iron pin set.

Thence, North74°56'37"East, a distance of 587.78' to an iron pin set.

Thence, North01°40'13"East, a distance of 718.90' to the POINT OF BEGINNING; said described tract containing 25.69 Acres, more or less, according to a survey performed under the direct supervision of Kevin David Crowe, RPLS #1979 on 08-25-2025.

Together with and subject to the Reciprocal Easement Agreement of record in Inst. no. 20010425-0041140, said Register's Office.

Use of this property is restricted for a period of Fifty (50) years to use for one residence and recreational purposes only. The property may not be divided into smaller parcels for additional development during the restricted period.

Being part of the same property conveyed to Wendy Hunt by Warranty Deed from Raymond F. Bluth and Nicole L. Schlechter a/k/a Raymond Bluth and Nicole Schlechter, husband and wife, dated June 18, 2025 and recorded on June 23, 2025, of record in Inst. No. 20250623-0049104, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to boundary survey by Crowe-Wheeler and Associates, Tennessee Surveyor license no. RLPS#1979, dated November 24, 2025, File/Job No. 25-145.PCS.

This conveyance is subject to: Taxes for 2026 and subsequent years; Roll Back Taxes; Application for Greenbelt Assessment - Forest of record in Inst. No. 20071102-0129317, said Register's Office; Lack of direct access to a publicly dedicated right of way; Easement for the flow of a creek over so much of the property as my lie therein; Reciprocal Easement Agreement of record in Inst. No. 20010425-0041140, said Register's Office; Restricted to use for one residence and recreational purposes for a period of fifty (50) years as set forth in this instrument.

This is unimproved property, known as 0 Hester Beasley Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of December, 2025.

Wendy Hunt

Wendy Hunt

State of Tennessee

County of Davidson

On this 17th day of December, 2025 before me the undersigned authority, personally appeared Wendy Hunt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $449,400.00.

Affiant

Sworn and subscribed before me this 17th day of December, 2025.

Notary

My Commission Expires:

