WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404965 DEEDWARR
04/14/2026 09:08:30 AM 2 pgs
Fees: $13.00 Taxes: $603.10
20260414-0030121

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $163,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF APRIL, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 8-13-2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3615LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kevin M. Hackney	Kevin M. Hackney	
2601 Hillsboro Pike A4	4200 West End Ave., Unit 307	
Nashville, TN 37212	Nashville TN 37205	117 03 0B 004.00

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 HEREBY ACKNOWLEDGED, WE, **BONNIE A. SMITH, AN UNMARRIED WOMAN*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN M. HACKNEY, UNMARRIED** 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:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land In Davidson County, Tennessee, being Lot Unit No. A-4, Parcel No. 4 in a Horizontal Property Regime, which is located on the Plat of Villager Condominiums, as of record in Book 5200, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to *Larry A. Smith and wife, Bonnie A. Smith, by Deed from Laura B. Moody, unmarried, dated March 30, 1984, and recorded April 11, 1984, of record in Book 6268, Page 642, in the Register's Office for Davidson County, Tennessee.

*Larry A. Smith passed away on August 28, 2025 leaving Bonnie A. Smith as surviving tenant by the entirety.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 2601 Hillsboro Pike A4, Nashville, Tennessee, 37212
TAX PARCEL ID/APN: 117 03 0B 004.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 5200, Page 154, Revised Plat record in Plat Book 5200, Page 201, of the Public Records of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions recorded in Book 5434, Page 665, Correction for Master Deed for Villager Condominium record in Boon 5487, Page 967, (By-Laws shown as Exhibit C on Pages 5434 - 708), Rules and Regulations of Villager Condominium record in Instrument No. 20090616-0055824, of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Rights of adjoining owners to party wall(s) located partly on the Land. Charter of Villager Homeowners' Association, Inc. recorded in Book 5441, Page 815, of the Public Records of Davidson County, Tennessee. First Amendment to the Bylaws of the Villager Homeowners' Association, Inc recorded in Instrument No. 20080416-0038631, of the Public Records of Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Pike A4, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on the 13th day of April, 2026.

Bonnie A. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BONNIE A. SMITH, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of April, 2026.

Notary Public My Commission Expires: _____

I Lisa Allard, 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 April 13, 2026.

Lisa Allard, Affiant April 13, 2026

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this April 13, 2026.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY