Karen Johnson
Batch # 1410220
04/23/2026 08:14:41 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260423-0033486

WHEN RECORDED RETURN TO:
SIMPLIFILE
22 CENTERPOINTE DR. #110
LA PALMA, CA 90623

| Prepared By: | ~~Record and Return To:~~ | New Owner Name and Tax Mailing Address: |
|---|---|---|
| VidmarLaw, LTD<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Bennie Ray Hackney<br>1072 Zophi St.<br>Nashville, TN 37216 | Bennie Ray Hackney<br>1072 Zophi St.<br>Nashville, TN 37216 |

Order Number: OC2411853

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Ray Hackney, aka Bennie Ray Hackney, an unmarried man,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Bennie Ray Hackney, an unmarried man,** whose address is 1072 Zophi St, Nashville, TN 37216, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 197 on the Plan of Section 1, Gatewood, as of record in Book 3300, Pages 47 to 52, register's office for said County.

Said Lot No. 197 fronts 73.2 feet on the northeasterly side of Connie Avenue and extends back 176.2 feet on the southerly line and 176.7 feet on the northerly line to a dead line in the rear on which it measures 77.2 feet.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters appearing on the plan of record in Plat Book 3300, Pages 47-52, said Register's Office.

Subject to Restrictive covenants of record in Book 3370, Page 121, amended in Book 3375, Page 249 and Book 3398, Page 438, Register's Office for said county.

Subject to all other easements, restrictions and other matters of record, zoning ordinances,



T.A.1

real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 03312002900
Street address of property: 308 Connie Avenue, Goodlettsville, TN 37072

Prior Instrument Reference by which Grantor(s) acquired title: Instrument: 20241127-0092990 in the Register's Office, Davidson County, Tennessee.

Signed this 22nd day of January, 2025

Signature of Grantor(s):

Ray Hackney,
aka Bennie Ray Hackney

STATE OF Tennessee, COUNTY OF Sumner, SS:

***BE IT REMEMBERED*** That on this 22 day of January, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ray Hackney, aka Bennie Ray Hackney known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 03312002900
Street address of property: 308 Connie Avenue, Goodlettsville, TN 37072

Oath of Consideration

I or we, Larry Hacker, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is ~~$[illegible]~~ $0.00

Signed this 22nd day of Jan., 2024

Signatures of Affiant(s):

Larry Hacker

Sworn and subscribed before me this 22 day of January, 2024.

Notary Public

# NOTARY JURAT

**Title of Document:** Refinance - Residential

**Date of Document:** January 22, 2026

## JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee

County of Davidson

Subscribed and sworn to (or affirmed) before me on this 22 day of January, 2026, by Bennie Ray Hackney,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature BE Bey

BEVERLY EVERSON-ASBERRY BEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Seal)

**Commitment No** OC2411853

## LEGAL DESCRIPTION

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 197 ON THE PLAN OF SECTION 1, GATEWOOD, AS OF RECORD IN BOOK 3300, PAGES 47 TO 52, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 197 FRONTS 73.2 FEET ON THE NORTHEASTERLY SIDE OF CONNIE AVENUE AND EXTENDS BACK 176.2 FEET ON THE SOUTHERLY LINE AND 176.7 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 77.2 FEET.

Parcel ID: 03312002900

Commonly known as 308 Connie Ave, Goodlettsville, TN 37072
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20241127-0092990 in the Register's Office of Davidson County, Tennessee.



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