This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1413839 DEEDWARR
04/30/2026 01:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260430-0038519

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JOHN HACKETT, Trustee LEA HACKETT, Trustee HACKETT REVOCABLE LIVING TRUST dated March 24, 2026 1403A Sigler St. Nashville, TN 37203	SAME	093-13-3F-001.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp JANUARY 15, 2030
COUNTY OF LEWIS

Sworn to and subscribed before me this April 30, 2026.

Notary Public

My Commission Expires: 1/15/2030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JOHN HACKETT and LEA HACKETT, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JOHN HACKETT and LEA HACKETT, Trustees of the HACKETT REVOCABLE LIVING TRUST, dated March 24, 2026, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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 OUR HANDS this April 30, 2026.

By: _____
JOHN HACKETT

_____
LEA HACKETT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN HACKETT and LEA HACKETT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 30, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

Exhibit A

Property Description

Said property is described to wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Sigler City Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210916-0124397, and amended in Instrument No. 20220927-0106644 and in Instrument No. 20230510-0034884, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to JOHN HACKETT and LEA HACKETT, husband and wife, by Warranty Deed of record from TRAVIS A. NEWBERG and MARIA N. NEWBERG, husband and wife, in Instrument No. 20240801-0058468, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1403A Sigler St., Nashville, TN 37203.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 30, 2026 (date of document).

Signature

April 30, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of April, 2026.

Notary Public
My Commission expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS