RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1429700 DEEDWARR
06/09/2026 10:05:35 AM 2 pgs
Fees: $13.00 Taxes: $2,105.30
20260609-0051861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,000.00

JOSEPH WHITE NOTARY PUBLIC TENNESSEE Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marisa C. MacClary Family Trust, and Bernard R Werner	Same as New Owner	
(NAME)	(NAME)	143-03-0E-022.00-CO
217 Northridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **APRIL E HACKNEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARISA C. MACCLARY FAMILY TRUST AND BERNARD R WERNER,** 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:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 22, together with the appurtenant common elements, of 1101 Boost Commons, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921- 0093677, as amended in Instrument No(s). 20181105-0109337 and 20190930-0099544 and Instrument No. 20201221-0150988, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to April E Hackney by Warranty Deed from Boost Commons Development, LLC of record in Instrument No. 20210525-0070729 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 25, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-760

unimproved
This is improved x property, known as 7030 Westside Cir, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 8th day of June, 2026

APRIL E HACKNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named April E Hackney, the bargainor, with whom I am personally acquainted or proved to me 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 this 8th day of June, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-760