Karen Johnson Davidson County
Batch# 1433712 DEEDWARR
06/16/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20260616-0054427

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9456-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2026.

Notary Public
My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin M. Hackney 4200 West End Ave #307 Nashville, TN 37205	New Owner	117-03-0B-116.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Eric Sonstegard and Carrie Ann Sonstegard, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Kevin M. Hackney, unmarried** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. H-5, Parcel No. 116, of REVISED THE VILLAGER CONDOMINIUM APARTMENTS, as of record in Book 5200, Page 201, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being all of the property conveyed to Eric Sonstegard and Carrie Ann Sonstegard, husband and wife, by deed from Jay Thomas Dawson, of record in Instrument No. 20200902-0100058, Register's Office for Davidson County, Tennessee, dated September 1, 2020 and recorded on September 2, 2020.

This is improved property located at: **2601 Hillsboro Pike, H5, Nashville, TN 37212**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2026.

GRANTOR:

Eric Sonstegard
Signed with Stavvy
Eric Sonstegard

Carrie Ann Sonstegard
Signed with Stavvy
Carrie Ann Sonstegard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Online Notary Public of the State and County aforesaid, personally appeared, via audio and video communication, Eric Sonstegard and Carrie Ann Sonstegard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of June, 2026.

Charles D Lightsey
Signed with Stavvy
Notary Public
My Commission expires: 1/22/2030

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 June 15, 2026.

Affiant Signature

June 15, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028