PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1435893 DEEDWARR
06/18/2026 02:35:05 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20260618-0055522

Ivey Title, LLC Ref: (LM) Title No.: 64429
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Tracy Hackney Leslie Kay Hackney 1430 Willowbrooke Circle Franklin, TN 37069	NEW OWNER

TAX MAP PARCEL NUMBERS: 178000015.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry Lynn Mayo and Jamie Mayo Burnett**, as tenants in common, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **James Tracy Hackney and Leslie Kay Hackney, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 9th Civil District of Davidson County, Tennessee, on the South side of Hester Beasley Road, and being a portion of a tract of record in book 2743, page 461, Register's Office for said County, according to survey of S. H. Hutchison, dated October 10, 1963, as follows:

Beginning at a stake in Hester Beasley Branch in line between Mrs. Jane E. York and Archie T. Greer, sweet gum and elm pointers, said stake being South 60 degrees East from James E. York's corner and Ben Greer's northeast corner, 33 feet; then South 60 degrees East 217.5 feet to a point about 10 feet below a bridge; thence South 2 degrees West 33 feet to a stake in a low bluff; thence South 46 degrees East 107 feet to a stake; thence South 37 degrees East 150 feet,more or less, to a point at the intersection of a farm road, D.A. King's corner; thence with the West line of a small tract sold to D.A. King by Jane E. York, South 10 degrees 30 minutes West 896 feet to a stake with pointers; thence South 49 degrees West 387 feet to a stake; thence North 47 degrees West 363 feet to a stake, white oak and hickory pointers; thence North 15 degrees East 1005 feet to a stake with a poplar pointer; thence North 29 degrees 30 minutes East 168 feet to the point of beginning, containing 12 acres, more or less.

Being the same property conveyed to Andrew L. Mayo and wife, Norma Jean Mayo, by Warranty deed from Virgie C. Alcorn, a widow, Martha L. Alcorn and Daniel S. Alcorn, dated September 26, 1975 and recorded on September 30, 1975, of record in Book 4956, page 916, Register's Office for Davidson County, Tennessee. The said Andrew L. Mayo and Norma Jean Mayo have since died, with Norma Jean Mayo predeceasing Andrew L. Mayo. The last Will and Testament of Andrew Lewis Mayo of record in Case No. 21P1819, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject property to Terry Lynn Mayo and Jamie Marie Burnett, and appointed the said Terry Lynn Mayo as Executrix of said Last Will and Testament. By Executrix's Quitclaim Deed, dated July 15, 2022, recorded July 19, 2022, of record in Inst. No. 20220719-0082854, said Register's Office, Terry Lynn Mayo, as Executrix of the Estate of Andrew L. Mayo, conveyed subject property to Terry Lynn Mayo and Jamie Mayo Burnett as tenants in common.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026 and subsequent years; Subject to easement for the flow of Hester Beasley Branch reserved in the deed of record in Book 4956,page 916, said Register's Office.

This is improved property, known as 9190 Hester Beasley Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2026.

Terry Lynn Mayo
Terry Lynn Mayo

Jamie Mayo Burnett
Jamie Mayo Burnett

State of Tennessee
County of Davidson

On this 15th day of June, 2026, before me the undersigned authority, personally appeared **Terry Lynn Mayo and Jamie Mayo Burnett** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

Sworn and subscribed before me this 12th day of June, 2026.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary