Karen Johnson Davidson County
Batch# 1470502 DEEDWARR
09/09/2026 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20260909-0083542

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PREMISES HAS BEEN MADE.

Responsible Taxpayer and Property Owner:

John A. Hackney & Jasmine Castillo
431 Heney Drive
Nashville, TN 37214

Map/Parcel No. 096-13-0-023.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $397,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this
3 day of September, 2026.

Notary Public
My Commission Expires: 3-12-2028

ELLEN TATE NOTARY PUBLIC EXPIRES GEORGIA March 12, 2028 GORDON COUNTY

THIS INDENTURE is made this the 3 day of September, 2026, by and between **Aaron Orion Shoemaker, a single man** (hereinafter the "Grantor"), and **John A. Hackney, a single man, and Jasmine Castillo, a single woman** (hereinafter collectively the "Grantee").

WITNESSETH:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey

unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Perry Heights Subdivision, as shown by Plat of record in Plat Book 2900, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Orion Shoemaker, a single man, by the Warranty Deed of record at Instrument No. 20251118-0091686 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOF, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR:

Aaron Orion Shoemaker

STATE OF ~~TENNESSEE~~ Georgia ET §
§
COUNTY OF Whitfield §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, **Aaron Orion Shoemaker,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for purposes therein contained.

Witness my hand at office this the 3 day of September, 2026.

Notary Public

My Commission Expires: 3-12-2028

ELLEN TATE NOTARY PUBLIC GORDON COUNTY EXPIRES GEORGIA March 12, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 3, 26 (date of document).

Jennifer Pennell

Sept 4, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept 4, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal