(3)

WARRANTY DEED

BRYAN D SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ana Luisa Nieto	Ana Luisa Nieto	150-12-0-C-024.00 CO
(NAME)	(NAME)	
3524 Mount View Ridge Drive	3524 Mount View Ridge Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, we, **Brenda Darlene Harrington and James Hoover, Sole Heirs at Law of Gary D. Hoover,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ana Luisa Nieto, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 24, on the Final Plat of Mt. View Subdivision, Section One, as shown of record in Book 11700, page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gary D. Hoover, unmarried, by Warranty Deed from Thoroughbred Construction, LLC, a Tennessee limited liability company, dated August 24, 2004, of record in Instrument No. 20040827-0103789, Register's Office for Davidson County, Tennessee. The said Gary D. Hoover also known as Gary Dewayne Hoover died intestate on April 13, 2020, leaving as his only heirs at law Brenda Darlene Harrington and James Hoover also known as Jimmy Hoover as shown in Case No. 20P649, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville. See Affidavit of Heirship of record in Instrument No. 20200813-0090706, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3524 Mount View Ridge Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 456470 DEEDWARR
08/13/2020 10:34:28 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20200813-0090708

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, her heirs and assigns forever; and 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 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, her 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 11190, page 65 and Book 11700, page 36, amended in Instrument No. 20010207-0012283; Restrictions of record in Book 11272, page 811; Instrument No. 20020108-0002714 and Instrument No. 20020122-0008596; Articles of Incorporation/Charter of record in Instrument No. 20020108-0002713; Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances of record in Instrument No. 20031124-0170255; Right of adjoining owners of record in Book 6013, page 187; Conveyance of common area to Homeowners Association of record in Book 20020129-0012295; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 6th day of August, 2020.

Brenda Darlene Harrington
Brenda Darlene Harrington

James Hoover
Brenda Darlene Harrington
Attorney in Fact
James Hoover
By: Brenda Darlene Harrington, his Attorney-in-Fact

The signature of James Hoover is signed by his duly appointed Attorney-in-Fact, Brenda Darlene Harrington, pursuant to the Power of Attorney recorded in Book 20200813, page 00907107, said Register's Office.

STATE OF TENNESSEE
COUNTY WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brenda Darlene Harrington, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of August, 2020.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Brenda Darlene Harrington, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for James Hoover, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Hoover, the within named bargainor by the said Brenda Darlene Harrington as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of August, 2020.

Notary Public

My Commission Expires:

File No.: 32183

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020