Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6807

WARRANTY DEED

Karen Johnson Davidson County
Batch# 500345 DEEDWARR
10/22/2020 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20201022-0122958

JM-SB-VRES-20-1203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/3/2023
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Detroit Trust dated November 1, 2016	New Owner	
(NAME) 424 Church Street Ste.1500	(NAME)	**044-15-0C-002.00**
(ADDRESS) Nashville, TN. 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALPHA OMEGA HOPKINS, SINGLE AND DEBORAH CROWNOVER, SINGLE AND DONNA J KIMBLE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY ROBERT BOWIE, TRUSTEE OF THE DETROIT TRUST DATED NOVEMBER 1, 2016,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Soldier's Rest Subdivision of record in Plat at Instrument No. 20170213-0015022, 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 Alpha Omega Hopkins, Donna J. Kimble, Deborah Crownover, as tenants in common with rights of survivorship by Quitclaim deed from Alpha Omega Hopkins, widow of record in Instrument No. 20190718-0070163 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 18, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20170213-0015022, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 1879, Page 35, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170817-0084580, Register's Office for Davidson County, Tennessee.
- Quitclaim of common areas of record in Instrument Number 20170823-0086491, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150126-0007123 and Instrument Number 20150126-0007182, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20071116-0134447, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1945, Page 197, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1203 Donelson Ave, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 20th DAY OF OCTOBER, 2020.

Alpha Omega Hopkins
by Donna J. Kimble Attorney In Fact
Alpha Omega Hopkins
by Donna J. Kimble as Attorney-in-fact

Deborah Crownover
by Donna J. Kimble Attorney In Fact
Deborah Crownover
by Donna J. Kimble as Attorney-in-fact

Donna J Kimble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA J. KIMBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA J. KIMBLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALPHA OMEGA HOPKINS AND DEBORAH CROWNOVER, and who acknowledged he/she/they executed the same as the free act and deed of the said ALPHA OMEGA HOPKINS AND DEBORAH CROWNOVER.

Witness my hand and official seal, this the 20th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM