WARRANTY DEED

Karen Johnson Davidson County
Batch# 512683 DEEDWARR
11/09/2020 03:25:30 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20201109-0131861

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF NOVEMBER 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DANA R PARK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-25-2024

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7903B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Antoinette Moore	NEW OWNER	142-05-0A-110.00
521 Plantation Ct.		
Nashville, TN 37221		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES C. HOOKS, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTOINETTE MOORE, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Unit No. S-4, together with the Carport designated as No. S-4-C on the Horizontal Property Regime for River Plantation Condominium Apartments, Section Two, of record in Book 4460, Page 136 and 137, Registers Office for Davidson County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James C. Hooks, Jr., unmarried by Warranty deed from James W. Burrow and Dolores M. Burrow, as Co-Trustee for the James W. Burrow and Dolores M. Burrow Revocable Living Trust of record in Instrument No. 20141124-0107802 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 24, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 521 Plantation Ct., 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 3rd day of November 2020.

James C. Hooks, Jr. by

James C. Hooks, Jr., by Tyler Hooks as Attorney-In-Fact

Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tyler Hooks, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of James C. Hooks, Jr., for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for James C. Hooks, Jr., and is authorized by James C. Hooks, Jr., to execute this instrument on his behalf.

Witness my hand and official seal, this 3rd day of November 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-7903B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY