Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D20-0908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $722,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH day of November, 2020

Notary Public

Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erin Tolbert 541 Stevenson Street Nashville, TN 37209	NEW OWNER	091-09-0-248.00 & 091-09-0-157.00

Karen Johnson Davidson County
Batch# 527868 DEEDWARR
12/09/2020 09:43:30 AM 12 pgs
Fees: $63.00 Taxes: $2,671.40
20201209-0143361

WARRANTY DEED

FOR AND IN 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,

Joseph B. Walker, Candance M. Hooker, Lydia N. Hooker, Emmy Hooker, Inge K. Hooker, Anna F. Hooker, Houston H. Hooker, Michael Hooker and George Hooker, Devisees under the Last Will and Testament of Toni J. Rothfuss

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Tolbert, a married woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot Nos. 3 and 13 on the Plan of Corlew Subdivision of the T.M. Nall's Subdivision of the B.F. Cockrill Lands of record in Book 3842, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 100 feet on the easterly side of Eastboro Drive and extends back 211.3 feet on the northerly line and 228.12 feet on the southerly line, to a dead line measuring 101.42 feet thereon.

Said Lot No. 13 fronts 50 feet on the westerly side of Stevenson Street and extends back 206.18 feet on the northerly line and 197.76 feet on the southerly line to a dead line, measuring 50.78 feet.

Being the same property conveyed to Toni J. Rothfuss, a single person by Warranty Deed from Anita Smith of record in Instrument No. 20030502-0058818, Register's Office for Davidson County, Tennessee, dated April 28, 2003 and recorded on May 02, 2003. (Value of consideration shown in aforementioned deed $160,000.00.) The said Toni J. Rothfuss died on May 21, 2020, her Last Will and Testament entered in the Probate Court for Davidson County, Tennessee as Docket No. 20P934. Joseph B. Walker was named as the Executor of the Estate of Toni J. Rothfuss, Deceased. Said Will devised property located at 541 Stevenson Street to Joseph B. Walker, Candace M. Hooker, Lydia N. Hooker, Emmy

Hooker, Inge K. Hooker, Anna F. Hooker, Houston H. Hooker, Michael Hooker and George Hooker.

Being also known as 541 Stevenson Street & 612 Eastboro Drive, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 541 Stevenson Street & 612 Eastboro Drive, Nashville, TN 37209

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, their heirs and assigns forever; and we so covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20 day of November, 2020.

Joseph B. Walker

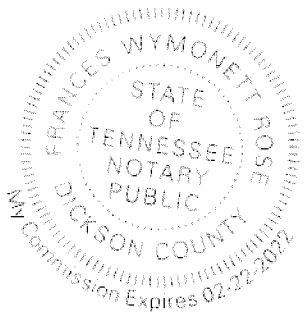
STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph B. Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that t executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of November, 2020.

Notary Public
My Commission Expires: 2/22/22

(Notary Seal)



Dated this the ____ day of November, 2020.

Dated this the 23 day of November, 2020.

George Hooker

George Hooker

STATE OF MI
COUNTY OF Marquette

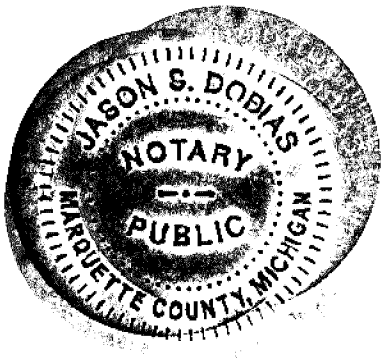
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Hooker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of November, 2020.

Jason S. Dobias
Notary Public
My Commission Expires: 6/13/2025

(Notary Seal)

JASON S. DOBIAS
Notary public, Marquette County, Michigan
My commission expires June 13, 2025.



Candace M. Hooker

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal this 23 day of November, 2020.

Notary Public
My Commission Expires: 7/29/2024

[Notary Seal]

BRETT MONTGOMERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
7/29/2024
COUNTY OF WILLIAMSON

Dated this the ____ day of November, 2020.

Dated this the 23RD day of November, 2020.

Mary Elizabeth Hooker Hitson

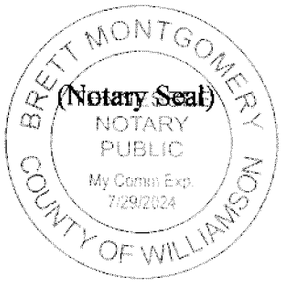
Emmy Hooker (aka Mary Elizabeth Hooker Hitson)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 23RD day of November, 2020.

Notary Public
My Commission Expires: 7/29/2024



(Notary Seal)

Dated this the 23rd day of November, 2020.

Inge K. Hooker

Inge K. Hooker

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 23rd day of November, 2020.

Notary Public
My Commission Expires: 01/03/2022

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

Dated this the ____ day of November, 2020.

Anna Hooker

Anna F. Hooker

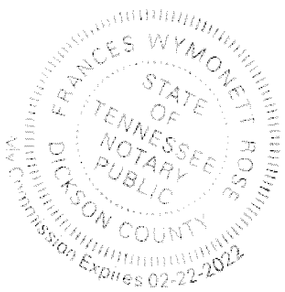
STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal this 23rd day of November, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)



Dated this the ____ day of November, 2020.

Houston H. Hooker

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 22 day of November, 2020.



(Notary Seal)

Notary Public
My Commission Expires: _____

My Commission Expires
May 2, 2022

Lydia N. Hooker

STATE OF _____
COUNTY OF _____

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

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

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

PLEASE SEE
THE ATTACHED
UPDATED
NOTARIAL CERTIFICATE
A.D. 11/21/2020

04 pgs

Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On Nov. 24, 2020 before me, ARGELIA ORTIZ NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LYDIA N. HOOKER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Argelia Ortiz (Seal)

ARGELIA ORTIZ
Notary Public - California
Los Angeles County
Commission # 2166818
My Comm. Expires Nov 2, 2020

THE NOTARY COMMISSION
EXTENDED PURSUANT TO
EXECUTIVE ORDER N-63-20

Dated this the 21 day of November, 2020.



Michael Hooker

STATE OF COLORADO
COUNTY OF EL PASO

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

Witness my hand and official seal this 21 day of November, 2020.



Notary Public
My Commission Expires: 02/10/2024

(Notary Seal)

GANESH NATRAJAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204005660
My Commission Expires February 10, 2024

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022