BUA 10-A

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

W & I Ref: (DM) Title No.: 61507
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan Fitzgerald Hooper 4404 Westlawn Dr Nashville, TN 37209-4924	NEW OWNER

TAX MAP PARCEL NUMBERS: 10415009700

Karen Johnson Davidson County
Batch# 554899 **DEEDWARR**
01/15/2021 09:33:02 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210115-0006983

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$420,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall L. Thompson and Sharon Sue Thompson Crowell**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Ryan Fitzgerald Hooper, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 60 feet of the southerly 90 1/2 feet of Lot No. 15 on the Map of Sunset Park, of record in Book 332, page 132, said Register's Office.

Said part of said Lot No. 15 fronts 60 feet on the easterly margin of Natchez Trace, formerly 28th Avenue South, and extends back between parallel lines 100 feet to a dead line, together with and subject to as an appurtenance thereto, a Joint Driveway Agreement of record in Book 6413, page 590, said Register's Office.

Being the same property conveyed to Mildred Paunee Pleming Thompson for life, with remainder to Randall L. Thompson and Sharon Sue Thompson Crowell by Warranty Deed from Thomas N. Curley, unmarried, dated March 25, 1999 and recorded on March 26, 1999, of record in Book 11401, page 434, Register's office for Davidson County, Tennessee. The said Mildred Paunee Pleming Thompson has since died. By Affidavit of Heirship of record in Inst. No. 20061013-0127546, said Register's Office, Sharon Sue Thompson Crowell and and Randall L. Thompson were established as the heirs at law of Mildred Paunee Pleming Thompson.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 132, said Register's Office; Joint Driveway Agreement of record in Book 6413, page 590, said Register's Office.

This is improved property, known as 2512 Natchez Trace, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of January, 2021.

Sharon Sue Thompson Crowell
Sharon Sue Thompson Crowell

Randall L. Thompson
Randall L. Thompson

State of Tennessee

County of Davidson

On this 4th day of January, 2021, before me the undersigned authority, personally appeared Sharon Sue Thompson Crowell and Randall L. Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Sworn and subscribed before me this 4th day of January, ~~2021~~

Notary

My Commission Expires: