Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0216

Karen Johnson Davidson County
Batch# 578640 **DEEDWARR**
02/25/2021 10:27:02 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210225-0023712

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 335,000.00

Janet Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2021

Notary Public

Commission Expires: 3/28/2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Toni Elaine Hooper 2422 Chapman Drive Nashville, TN 37206	NEW OWNER	083-12-0-002.00

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, I/WE,

Janet Frazier, Executrix and devisee of the Estate of Woodrow Harville Hooper, Jr.

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

Toni Elaine Hooper, a married woman and William Dranes, II, a married man, and James T. McLean, a married man, as tenants in common

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 No. 86, on the plan of Eastland Acres, Section II, as of record in Book 2331, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Woodrow Harville Hooper, Jr. by Quitclaim Deed from Arthur William Hooper (erroneously spelled Hopper in the prior deed), dated 4/2/2018 and recorded 4/11/2018 in Instrument No. 20180411-0033964, Register's Office for Davidson County, Tennessee.

The said Woodrow Harvill (also shown as Harville) Hooper, Jr. having since died testate on 10/12/2020. His estate is being probated in Davidson County, Tennessee, under Docket No. 20P-1877. By his Last Will and Testament and Codicil he devised subject property to ***Janet Frazier***. The said Janet B. Frazier having been appointed Executrix of the Estate of Woodrow Harvill Hooper, Jr. by Order filed 12/2/2020 in the Probate Court for Davidson County, Tennessee.

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: 2422 Chapman Drive Nashville, TN 37206

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 16th day of February, 2021.

Estate of Woodrow Harvill Hooper, Jr.

By: Janet Frazier, Executrix
Janet Frazier, Executrix

Janet Frazier
Janet Frazier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Frazier, Executrix of the Estate of Woodrow Harvill Hooper, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2021.

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-28-2021

STATE OF TENNESSEE
COUNTY OF Davidson

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Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2021.

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-28-2021