Karen Johnson Davidson County
Batch# 614170 DEEDWARR
04/13/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $862.84
20210413-0049405

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,200.00.

Affiant Frank Lucio

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-21-2022
(AFFIX SEAL)

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214

J-SB-VH-20-1523

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)
Tanisha Latoya Edwards and Lorna R. Shipp	**Tanisha Latoya Edwards and Lorna R. Shipp**	
(NAME) 1523 Ocoee Trail	(NAME) **1523 Ocoee Trail**	063-02-0-102.00
(ADDRESS) Madison, TN 37115	(ADDRESS) **Madison, TN 37115**	
(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, **WILLIAM R. HOOVER, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TANISHA LATOYA EDWARDS AND LORNA R. SHIPP, AS TENANTS IN COMMON,** 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. 138, on the plat of Nawakwa Hills Powwow Addition, Section 4, as shown on plat of record in Plat Book 974, Page 26, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Evelyn Louise Hoover, unmarried by Warranty deed from Kathy L. Dungy (now known as Kathy L. Westerlund), married of record in Book 10950, page 61, Register's Office for Davidson County, Tennessee, dated May 15, 1998 and recorded on May 29, 1998, and Probate on Evelyn L. Hoover, Docket No. 17P436.

Being the same property conveyed to William R. Hoover, Jr. by Quitclaim deed from William R. Hoover, Jr., as Personal Representative of the Estate of Evelyn L. Hoover of record in Instrument No. 20171002-0100362 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on October 02, 2017.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2021, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 26, 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: 1523 Ocoee Trail, Madison, Tennessee 37115.

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 21st DAY OF JANUARY, 2021.

William R. Hoover, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. HOOVER, JR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Amanda Cardenas] 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:
Notary' Seal (if on paper)

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214