RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1246099

When recorded, return to:
Stewart Title Company
5107 Maryland Way
Brentwood, TN 37027
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11302-RL-s

Karen Johnson Davidson County
Batch# 656884 DEEDWARR
06/15/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20210615-0080474

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2021.

Notary Public
My Commission Expires: 7/9/25

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mallory Schneider 748B Howse Avenue Nashville, TN 37115	Mallory Schneider 748B Howse Avenue Nashville, TN 37115	052 06 0 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Samuel David Hooper and Rosemarie D. Hooper, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Mallory Jane Schneider, married, hereinafter called the Grantee(s), his/her/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 more particularly described according to a survey by J. Bruce Rainey, surveyor, #823, dated May 20, 1986, and known as Job No:86-362, more particularly described as follows:

Beginning at an existing iron pipe; said point of beginning being the Southwest corner of the property conveyed to E.C. Chance by deed of record in Book 5302, Page 518, R.O.D.C., Tennessee, and also being N80 deg 58' 38" W 299.86' from an existing iron pipe on the Westerly margin of Howse Avenue; thence leaving the said Chance property S09 deg 01' 19" W 294.98' to an existing iron pipe; thence N21 deg 00' 34" W 205.06 to an existing iron pin at a fence corner; thence with the line of Rothwood Apartments N09 deg 16' 00" E225.00' to an iron pin; thence continuing with said Rothwood Apartments S82 deg 32' 00" E 101.50' to an existing iron pin at a fence corner; thence with the line of the said E.C. Chance property S08 deg 54' 56" W 110.30' to the point of beginning containing 0.74 acres more or less.

Being part of the same property conveyed to Samuel David Hooper and Rosemarie D. Hooper, husband and wife, by Quit Claim Deed from Richard Anderson Hooper and Dorothy Hooper, husband and wife, of record in Instrument No. 20130517-0049987, in the Register's Office of Davidson County, Tennessee, dated May 13, 2013 and recorded on May 17, 2013.

Being part of the same property conveyed to Richard Anderson Hooper and Dorothy Hooper, husband and wife, by Tennessee General Warranty Deed from Richard Anderson Hooper, of record in Instrument No. 20080729-0077566, in the Register's Office of Davidson County, Tennessee, dated July 1, 2008 and recorded on July 29, 2008.

Being part of the same property conveyed to Richard Anderson Hooper Jr., by QuitClaim Deed from Dorothy D. Hooper, of record in Book 8243, Page 445, in the Register's Office of Davidson County, Tennessee, dated November 1, 1990 and recorded on November 26, 1990.

Being part of the same property conveyed to Richard Anderson Hooper Jr., and wife Dorothy D. Hooper, by Warranty Deed from E. C. Chance and wife, Malinda Chance, of record in Book 6878, Page 64, in the Register's Office of Davidson County, Tennessee, dated June 1, 1986 and recorded on June 5, 1986.

This is improved property located at: **748B Howse Avenue, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2021.

GRANTOR:

Samuel David Hooper

Rosemarie D. Hooper

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel David Hooper and Rosemarie D. Hooper, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/10/2021.

Kimberly D Hicks
Affiant
Date: 6/11/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of June, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON