Karen Johnson Davidson County
Batch# 664804 DEEDWARR
06/24/2021 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $2,664.00
20210624-0086158

#36366

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36366-05-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Deborah Sue Hogrefe Affiant Subscribed and sworn to before me this 22nd day of June, 2021. Notary Public My Commission Expires:

KELLY K. COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Deborah Sue Hogrefe 1144 Granny White Court Nashville, TN 37204	Send Tax Bills To: New Owner 1144 Granny White Court Nashville, TN 37204	Tax Information: Map and Parcel No.: 131-08-0-147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Holly A. R. Hart, Co-Trustee of the Charles H. Raths and Eleanor L. Raths Community Property Trust under agreement dated April 17, 2020 ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Deborah Sue Hogrefe, a single woman ("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1144 Granny White Court, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 22nd day of June, 2021.

GRANTOR:

Holly A. R. Hart, Co-Trustee of the
Charles H. Raths and Eleanor L. Raths Community Property Trust
under agreement dated April 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly A. R. Hart, Co-Trustee of the Charles H. Raths and Eleanor L. Raths Community Property Trust under agreement dated April 17, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2021.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 3-B, PLAN OF ZONE LOT DIVISION OF LOTS 1 & 3 HAMPTON GLEN RESUBDIVISION, as shown on plat of record in Plat Book 6900, Page 400, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles H. Raths, Trustee of the Charles H. Raths and Eleanor L. Raths Community Property Trust by Quitclaim Deed from Eleanor Raths, Trustee of the Eleanor L. Raths Living Revocable Trust of record in Instrument No. 20200421-0041907, in the Register's Office of Davidson County, Tennessee, dated April 18, 2020 and recorded April 21, 2020.

Being the same property conveyed to Eleanor Raths, Trustee of the Eleanor L. Raths Living Trust dated October 13, 1985 by Warranty Deed from Betty Ivey and husband, Robert J. Ivey, of record in Instrument No. 20010820-0089531, in the Register's Office of Davidson County, Tennessee, dated August 15, 2001 and recorded August 20, 2001.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Granny White Court, as recorded in Plat Book 2854, Page(s) 115 Register's Office of Davidson County, Tennessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hampton Glen, Resub Lots 1 and 2, Granny White Court, as recorded in Plat Book 6050, Page(s) 149 Register's Office of Davidson County, Tennessee.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division of Lots One & Three, as recorded in Plat Book 6900, Page(s) 400 Register's Office of Davidson County, Tennessee.
5. Covenants, Conditions and Restrictions as set forth in Master Deed recorded in Book 5649, Page 253 Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

