Karen Johnson Davidson County
Batch# 670104 DEEDWARR
07/02/2021 10:22:10 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20210702-0089909

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-16-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mina Naguib	SWBC Mortgage	Parcel ID: 161 08 0 028.00
(NAME) 5217 Raywood Lane	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Donna H. Hamm and J. Daniel Hooper as individuals and as Executors of The Estate of Mary T. Hooper,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mina Naguib, unmarried,** 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:

Being Lot No.4 on the plan of Southwood subdivision, of record in book 2663, pages 125 and 126, register's office for said county.

SAID Lot No. 4 begins at a point in the westerly margin of Raywood Lane at the corner of Lots Nos. 4 and 5; thence with the line between said lots northwesterly 263.3 feet lo the east line of Lot No. 2; thence with the east line of Lots Nos. 2 and 3 southerly 265.02 feet to a point in the north margin of Brewer Drive: thence with the margin of said Drive easterly 120 feet to the beginning of a curve: thence around said curve northeasterly 36.32 feet to the westerly margin of Raywood Lane; thence with the margin of same, northeasterly 1.35 feet to the point of beginning.

Being the same property conveyed to James E. Hooper, and wife, Mary T. Hooper, by Cash deed from Hillview Company of record in book 2960, page 301, in the Register's Office of Davidson County, Tennessee, dated September 16, 1959 and recorded on September 16, 1959. The said James E. Hooper having died on May 18, 1997 leaving Mary T. Hooper as the surviving tenant by the entirety. The said Mary T. Hooper having since died on January 25, 2021. Donna H. Hamm and J. Daniel Hooper, being the Co-Executors and co-devisee of The Estate of Mary T. Hooper, pursuant to his Last Will and Testament probated in Case No. 21P675, IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT STATE OF TENNESSEE / METROPOLITAN NASHVILLE - DAVIDSON COUNTY.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5217 Raywood Lane, Nashville, TN 37211

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. 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 our hands this 30th day of June, 2021

The Estate of Mary T. Hooper

BY: Donna H. Hamm
Donna H. Hamm, Executrix

BY: J. Daniel Hooper
J. Daniel Hooper, Executor

J. Daniel Hooper

Donna H. Hamm

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Donna H. Hamm and J. Daniel Hooper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged themselves to be the Co-Executors of The Estate of Mary T. Hooper, the within named bargainor, and that they as such Co-Executors, being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2021.

Lori Buie
Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Donna H. Hamm and J. Daniel Hooper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2021.

Lori Buie
Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY