When recorded, return to:
Rudy Title and Escrow
608 Shelby Avenue, Nashville, TN 37206
File Number: J-SB-5TR-21-748

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13064-RL-s

Karen Johnson Davidson County
Batch# 689534 **DEEDWARR**
08/03/2021 03:00:00 PM 2 pgs
Fees: $13.00 Taxes: $2,049.80

20210803-0104457

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $554,000.00.

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of July, 2021.

Notary Public
My Commission Expires: 1-3-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carl Wittenberg 1360 Pond Creek Rd, Ashland City, TN 37015	New Owner	052 06 0 105.00

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, We,

Jonathan A. Hooper and Heather Hooper, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Carl Wittenberg, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander Tract of 18.84 acres of part of the H. B. Chadwell Tract, as of record in Book 421, Page 61, Register's Office for said County and State, and according to copies of surveys made by H. Gee, Surveyor; dated October 24, 1963, November 18, 1963, and February 20, 1964, is described as follows:

Beginning at a point in the Westerly Margin of Howse Avenue, said point being located 1,664 feet, more or less, from the center line of Neely's Bend Road, as measured with said margin; thence with said margin of Howse Avenue, South 9 deg 16' West 110 Feet to a point; thence leaving said margin North 80 deg 44' west 300 feet to a point; thence North 9 deg 16' East 110 feet to a point; thence South 80 deg 44' East 300 feet to the point of beginning.

Being the same property conveyed to Heather Hooper and Jonathan A. Hooper, wife and husband, by Warranty Deed from Samuel David Hooper and Rosemarie D. Hooper, husband and wife, of record in Instrument No 20160810-0083070, in the register's office of Davidson County, Tennessee, dated August 05, 2016 and recorded on August 10, 2016.

Being part of the same property conveyed to Samuel David Hooper and Rosemarie D. Hooper, Husband and Wife, by Quitclaim 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 01, 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 01, 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 01, 1986 and recorded on June 05, 1986.

This is improved property located at: **748 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 30th day of July, 2021.

GRANTOR:

Jonathan A. Hooper

Heather Hooper

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan A. Hooper and Heather 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 30th day of July, 2021.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 10/23/2023