THIS INSTRUMENT PREPARED BY AND RETURNABLE TO:
Jonathan R. Burns, Esq.
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 689568 DEEDWARR
08/03/2021 03:44:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210803-0104504

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The BKJJJ12106 Tennessee Tenancy by the Entirety Trust 8484 Whetstone Blvd. Brentwood, TN 37027	New Owner	093-06-0A-302.00CO

KNOW ALL MEN BY THESE PRESENTS that we, BARRY W. HOOPER and wife, KIMBERLY L. HOOPER, as tenants by the entirety, hereinafter "Grantors", hereby transfer and convey unto the TRUSTEES OF THE BKJJJ12106 TENNESSEE TENANCY BY THE ENTIRETY TRUST u/t/a dated August 2nd, 2021, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1906 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Barry W. Hooper and wife, Kimberly L. Hooper by deed from Encore Phase I Development Company, LLC of record as Instrument No. 20120302-0018453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantor; (2) All restrictions of records; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as 301 Demonbreun Street, Unit 1906, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 2nd day of August, 2021.

Barry W. Hooper
BARRY W. HOOPER

Kimberly L. Hooper
KIMBERLY L. HOOPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY W. HOOPER and wife, KIMBERLY L. HOOPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at FRANKLIN, TENNESSEE, this 2ND day of ~~May~~ AUGUST, 2021.

Notary Public

My Commission Expires: 5/9/2023

JONATHAN R. BURNS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.