WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 3 6 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Donnell	Joshua Donnell (NAME)	
(NAME) 2309 Abbott Martin Road	2816 Ames Station Rd (ADDRESS)	117 14 0 068.00
(ADDRESS) Nashville, TN 37215	Lewisburg TN 37091 (CITY) (STATE) (ZIP)	
(CITY) (STATE) (ZIP)		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RYAN HOOPER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA DONNELL, AN UNMARRIED MAN AND JASON MCCOY AND KRISTI MCCOY, HUSBAND AND WIFE, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the South part of Lot No. 2 on the map of Sugar Tree Subdivision as of record in Book 1424, Page 100, said Register's Office.

Said part of lot fronts 97 feet on the South side of Abbott Martin Road as relocated and runs back 165 feet on the East line and 250 feet on the West line to a dead line in the rear on which it measures 128.4 feet.

Being the same property conveyed to William Robert Meador, by Warranty Deed from Thomas Edward Meador, of record in Book 5777, Page 82, in the Register's Office of Davidson County, Tennessee, dated July 30, 1981 and recorded on July 31, 1981.

Being the same property conveyed to Ryan Hooper, unmarried by Warranty Deed from William Robert Meador,of record in Instrument No. 20210914012346 **, in the Register's Office of Davidson County, Tennessee, dated** 9-14-2021 **.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2309 Abbott Martin Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13805-MC

Karen Johnson Davidson County
Batch# 718527 DEEDWARR
09/17/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20210917-0125044

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 my hand this 14th day of September, 2021

RYAN HOOPER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Hooper, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2022

Notary Public

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the 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 September 14, 2021.

Affiant Signature

9/14/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of September 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

