Name and Address of New Owner:
Travis Hooper and Lindley Hooper
4552 Bull Run Road
Ashland City, TN 37015

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 728396 DEEDWARR
10/01/2021 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20211001-0132229

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 046 00 0 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew J. Rayner, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Travis Hooper and Lindley Hooper,** husband and wife, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Elias Simpkins Land, marked Exhibit "A" as of record in Plan Book 2, Page 64, Chancery Court at Nashville, described partly according to a survey made by Nickerson and Hickerson, Engineers, June 17, 1961, as follows:

Beginning on the Northerly margin of Bull Run Road, at the Southwest corner of the property conveyed to Delmas L. Zimmerlee and Wife, by Deed from W.B. Herman and Wife, of record in Book 3181, Page 465, Register's Office for Davidson County, Tennessee; thence with said Zimmerlee's Westerly boundary line, North 33° 58' West 714.35 feet to the Northwest corner of the property conveyed to Delmas L. Zimmerlee by Deed from W.B. Herman and Wife, of record in Book 3100, Page 53, said Register's Office; thence with said Zimmerlee's Northern boundary line, North 56 1/2° East 408 feet to said Zimmerlee's Northeast corner; thence North 2° 00' West 1336 feet; thence North 88° West 198 feet to a gum tree; thence South 2° 00' West 396 feet; thence South 75° West 528 feet to a Black Oak; thence South 50° West 396 feet to a White Oak at the Northeast corner of the property conveyed to Robert E. Gentry and Wife: by Deed from C.L. Newkirk and Wife, of record in Book 3251, Page 614, said Register's Office; thence with Gentry's Easterly line, South 16° 30' East 510 feet to the Northwest corner of the property conveyed to Joe Thomas Staggs and wife, by deed from C.L. Newkirk and wife, of record in Book 3252, Page 478, said Register's Office, thence with Staggs' Northerly line North 70° 42' East 162 feet to the Northwest corner of the property conveyed to John Henry Ray and Wife, by Deed from C.L. Newkirk and Wife, of record in Book 3251, Page 610, said Register's Office; thence with Ray's Northerly line, North 70° 42' East 162 feet; thence with Ray's Easterly line South 15° 00' East 420 feet to a stake, continuing with said line South 33° 00' East 833 feet to a spike in the center of said Road; thence with said Road, North 40° 06' East 100 feel; thence North 33 deg. 58' West to the beginning.

Being the same property conveyed to Andrew J. Rayner, a single man, by Warranty Deed from Dewayne Nickens, marries, of record in Instrument No. 20180327-0028691, in the Register's Office of Davidson County, Tennessee, dated March 26, 2018 and recorded on March 27, 2018.

THIS IMPROVED PROPERTY KNOWN AS 4552 Bull Run Road, Ashland City, TN 37015.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of September, 2021.

_____(SEAL)
Andrew J. Rayner

STATE OF Maine

COUNTY OF Waldo

On this 24th day of September, 2021, before me personally appeared Andrew J. Rayner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2021.

Teresa L Barnett
Notary Signature
My commission expires: 08/03/2025

TERESA L. BARNETT
Notary Public - Maine
My Commission Expires Aug 3, 2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

HANNAH LEWIS TENNESSEE NOTARY PUBLIC My Comm Exp. JAN 2025 COUNTY OF WILLIAMSON

Sworn to and subscribed before me this
24th day of September, 2021.

Notary Public
My commission expires: 3/15/25
File No. 2021-2936

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or 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 9-24-21.

Affiant Signature

9-30-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9-30-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON