This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14673-TC

Karen Johnson Davidson County
Batch# 749104 DEEDWARR
11/03/2021 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20211103-0147432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2021.

Notary Public
My Commission Expires

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 10-2-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John E. Agee 2312 Zermatt Avenue Nashville, TN 37211	New Owner	$1,147.00 161-15-0B-044.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jason Derrick Hooper, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John E. Agee, married man**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 207 of RoseMonte, Phase 2, a Horizontal Property Regime with Private Elements, established pursuant to the Master Deed establishing RoseMonte, Phase 2, a Horizontal Property Regime, of record in Instrument No. 20051117-0138877, and amended in Instrument No. 20070517-0059078, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jason Derrick Hooper, unmarried, by Warranty Deed from Rebecca Lee King f/k/a Rebecca Kennedy, unmarried, of record in Instrument No. 20170118-0005172, in the Register's Office of Davidson County, Tennessee, dated January 13, 2017 and recorded on January 18, 2017.

This is improved property located at: **2312 Zermatt Avenue, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 29th day of October, 2021.

GRANTOR:

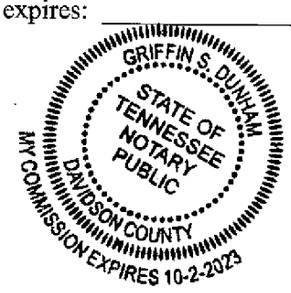
Jason Derrick Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Derrick Hooper, the within named bargainor, 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 29th day of October, 2021.

Notary Public
My Commission expires: _____



TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/29/21 (date of document).

Frank Roberts

10/29/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 29th day of October, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024