Karen Johnson Davidson County
Batch# 792578 DEEDWARR
01/19/2022 09:59:56 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20220119-0007166

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2021.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Eagon	NEW OWNER	Parcel ID: 042 10 0 040.00
(NAME) 101 Rhine Dr	(NAME)	
(ADDRESS) Madison , TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Willard Hooks and Tif Greening**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Eagon,** Unmarried, hereinafter called the Grantees, their 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 Lot No. 11 on the Plan of Sherry Heights, Section II, as of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED in the above description, but not EXCLUDED from this conveyance is property taken by the State of Tennessee, for the purpose of widening the road, by Judgment of record in Book 4254, Page 364, Register's Office for Davidson County, Tennessee, described as follows:

Being part of Lot No. 11 of Sherry Heights, Section 2, of record in Book 2331, Page 69, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Northeast corner of said Lot No. 11 and runs Southerly with the East line of said Lot 88 feet to a point; thence North 66 deg. 30 min. West, 133 feet to a point; thence with the East margin of Thine Drive north 68 feet to a point; thence with said margin and the margin of Old Hickory Boulevard with a curve to the

right 35 feet to a point; thence with South margin of Old Hickory Boulevard Easterly 100 feet to the point of beginning, containing 0.26 acres, more or less.

Being the same property conveyed to Tif Greening, by Quit Claim Deed from Gillian Bryant, of record in Instrument No. 20211008-0135448, in the Register's Office of Davidson County, Tennessee, dated August 30, 2021 and recorded on October 08, 2021.

Being the same property conveyed to Joanne Keyes, unmarried, by Deed from William H. Petty, Jr. and wife, Cinda Petty, of record in Book 9184, Page 454, in the Register's Office of Davidson County, Tennessee, dated December 09, 1993 and recorded on December 13, 1993. The said Joanne Keyes died intestate, unmarried and without any issue. Joanne Keyes had two siblings, Gillian Bryant, and a second sibling, who predeceased Joanne Keyes but left a son, Willard Hooks. Accordingly, Joanne Keyes' interest in said property vested upon her death one-half in the decedent's sister, Gillian Bryant, and one-half in the decedent's nephew, Willard Hooks.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 101 Rhine Dr, Madison , TN 37115

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 our hands this 30th day of December, 2021

Willard Hooks by John M. McDonald as attorney-in-fact

Willard Hooks by: John M. McDonald, Attorney-In-Fact

Tif Greening by John M. McDonald as attorney-in-fact

Tif Greening by: John M. McDonald, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared John M. McDonald, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Willard Hooks & Tif Greening, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of ✱, for the purposes therein contained. Witness my hand and official seal, this the 21st day of December, 2021. Willard Hooks & Tif Greening

Stephenie C. Myers
Notary Public

My Commission Expires: Oct. 2, 2022

STEPHENIE C. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

(SEAL)