WARRANTY DEED

Karen Johnson Davidson County
Batch# 795118 DEEDWARR
01/25/2022 12:02:37 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20220125-0009051

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF January 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Nixon	Mark Nixon	
(NAME) 112 Savoy Circle	(NAME) 112 Savoy Circle	117-02-0C-014.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAVID ROLAND, EXECUTOR OF THE ESTATE OF RUTH A. HOOKER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK NIXON, UNMARRIED,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 14 together with the carport designated No. 14-A on the plan of Regency Park (formerly Woodlawn Manor), of record in Book 3700, Pages 111 and 112, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Ruth A. Hooker by Warranty Deed from Sidney Tompkins, III, John Mason Tompkins and William Napier Tompkins, devisees under the Will of Jane Mason Tompkins of record in Book 6079, Page 566, Register's Office for Davidson County, Tennessee, dated June 17, 1983. Ruth A. Hooker died April 6, 2020. David Roland is the Executor under the Will of Ruth A. Hooker, with full power to sell, filed for probate on April 28, 2020 in the Seventh Circuit Court of Davidson County, Tennessee, as Docket No. 20P695.

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 632 Timber Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24th day of January, 2022

ESTATE OF RUTH A. HOOKER

BY: David Roland

DAVID ROLAND, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, David Roland with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the executor of the Ruth A. Hooker Estate and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 24th day of January, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public