Karen Johnson Davidson County
Batch# 809620 DEEDWARR
02/22/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20220222-0020171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **349,900.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
9th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbie Jo Shumake		
238 S. Downs Cir.	New owner	**25 - 8A - 48.00**
Goodlettsville, TN 37072		
(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,WE, **Justin K. Hopper, a Single Man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Bobbie Jo Shumake , an Unmarried Woman,**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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 238 S. Downs Cir., Goodlettsville, Goodlettsville, TN 37072. Said property is being described as follows:

Property known as 238 South Downs Circle, Goodlettsville, TN 37072, County of Davidson.

Land in Davidson County, Tennessee, being Lot No. 48 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more omplete and accurate legal description.

Being the same property conveyed to Justin K. Hooper, a Single Man by Warranty Deed from Charlene Bradberry and Rickie Dale Bradberry dated 10/30/2020 and filed for record on 11/04/2020 of record in Instrument No. 20201104-0129290, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **238 S. Downs Cir., Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Witness our hands this 9th day of February, 2022.

Justin K. Hopper by Sara Kathleen Anderson, Attorney in Fact

Justin K. Hopper
By: Sara Kathleen Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this day of February 9th, 2022, before me personall appeared Sara Kathleen Anderson to me known to be the person who excuted the foregoing instrument in the behalf of Justin K. Hopper, as his Attornet in Fact, and acknowledged that she executed the same as the free act and deed of the said Justin K. Hopper.

Witness my hand and official seal this 9th day of February, 2022.

Commission Expires: 8.21.2023

Rebecca Moss
Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

Certificate of Authenticity

I, Brenda Huntsman, 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 2/9/22.

Date

Brenda Huntsman

Affiant Signature

2/10/22

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of February, 2022.

Notary's Signature

My Commission Expires: 7/2/2024

Date



Notary's Seal (if on paper)