This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $445,000.00.

Affiant

Subscribed and sworn before me this the 15th day of March, 2022.

Notary Public
My commission expires: 1/8/24

KIMBRA R. ROUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Karen Johnson Davidson County
Batch# 823465 DEEDWARR
03/17/2022 08:21:02 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20220317-0030919

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jamie Kaye Hooper 805 Northstar Ct Old Hickory, TN 37138	NEW OWNER	043-04-0A 030.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY ELLEN ZANDER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMIE KAYE HOOPER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Resubdivision of Lots 30, 31, and 32, River Landing, Section 1, Phase 1, of record in Plat at Instrument No. 20070125-0010292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Ellen Zander, an unmarried woman, by deed dated 04/24/2019, from J.D. Eatherly D/B/A Eatherly Properties, a Proprietorship, of record in Instrument No. 20190429-0039402, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 805 Northstar Ct, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of March, 2022.

Mary Ellen Zander

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Ellen Zander, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY