348

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 832845 DEEDWARR
03/31/2022 02:06:23 PM 2 pgs
Fees: $13.00 Taxes: $2,316.20

20220331-0037642

File #22-KA-1626-A-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $626,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Patrick Turner** | CapStar Bank | |
| 605 S. 12th St. (NAME) ~~1626 A Northview Avenue~~ | 2002 Richard Jones Rd #300A (NAME) | 072-10-0M-002.00-CO |
| Nashville, TN ~~37216~~ 37206 (ADDRESS) | Nashville, TN 37215 (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NORA EMILY HOOD AND JOEL HOOD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK TURNER, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1626 Northview Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150507-0041980, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joel Hood and Nora Thomas by Warranty Deed from Echo Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160517-0049356, in the Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 17, 2016.

The said Nora Thomas is now known as Nora Emily Hood.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee.
* Restrictions of record as Instrument Number 20150507-0041980 in the Register's Office for Davidson County, Tennessee.
* Charter for Homes at 1626 Northview Avenue HOA, Inc. of record in Instrument Number 20150716-0069758, in the Register's Office for Davidson County, Tennessee
* Easement to Qwest Communications International, Inc. of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
* Easement granted to U.S. Sprint Communications Company of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1626 A Northview Avenue, Nashville, TN 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th day of March, 2022.

Nora Emily Hood

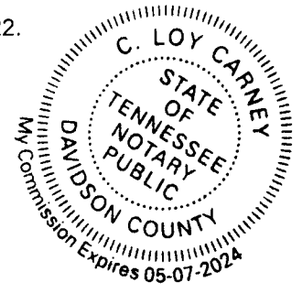
Joel Hood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2022, before me personally appeared Nora Emily Hood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

Notary Signature
My commission expires:

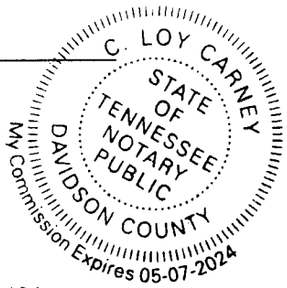



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand, at office, this 30th day of March, 2022.

Notary Signature
My commission expires:




**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204