Karen Johnson Davidson County
Batch# 854879 DEEDWARR
05/13/2022 09:15:08 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220513-0055167

WARRANTY DEED

MITZI M. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF May, 2022.

Mitzi M. Cross
Notary Public

MY COMMISSION EXPIRES: 9/14/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Silva and Clarissa Silva	First Community Mtg	
(NAME) 608 Glenpark Dr	(NAME) 262 Robert Rose Dr Ste 200	12009009900
(ADDRESS) Nashville, TN 37217	(ADDRESS) Murfreesboro, TN 37129	
(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, **Aaron Keith Hooper, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ian Lucas Silva, an unmarried man, and Adrian Silva and Clarissa Nohemi Silva, husband and wife, each as to an undivided one third interest,** HEREINAFTER CALLED THE GRANTEE, 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. 5A63 on the Plan of Glengarry Park Section Five-A in Plat Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Keith Hooper, by virtue of that certain Quit Claim Deed dated April 24, 1997, and being of record at Book 10510, Page 476 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Waymon T. Grubbs and Aaron Keith Hooper, unmarried persons by virtue of Warranty Deed dated June 23, 1995 at Book 9712, Page 427 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including subject to all matters of record in Plat Book 3300, Page 58, in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 608 Glenpark Dr. Nashville, TN 37217
(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 5th day of May,, 2022.

Aaron Keith Hooper

Aaron Keith Hooper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Aaron Keith Hooper**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

