WARRANTY DEED

Karen Johnson Davidson County
Batch# 871682 DEEDWARR
06/15/2022 09:59:07 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220615-0068217

16310

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

William Pryor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 11/03/25

(AFFIX SEAL)

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alma & Dune Investments LLC	NEW OWNER	08305035900
(NAME)	(NAME)	
1075 morton mill Rd Nashville TN 37221		
(ADDRESS)	(ADDRESS)	
, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/e, **Estate of Mary Hooberry,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alma & Dune Investments LLC,** 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:

BEING Lot No. 53 on the Map of the Weakley Home Place, as of record in book 421, Page 36, Register's Office for said County.

SAID Lot No. 53 fronts 50 feet on the northerly side of Franklin Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Dorothy L. Hooberry, Linda F. Hooberry and Mary G. Hooberry by deed from Harold R. Moredock and wife, Ruth S. Moredock of record in Book 5034, page 534. Dorothy L. Hooberry having died intestate and her heirs-at-law being Linda F. Pittman, Carolyn S. Hooberry, Connie Hearn Hooberry Cole and Mary G. Hooberry as established by derivation in Quitclaim Deed recorded in Book 10619, page 822. Property conveyed to Mary G. Hooberry by deed from Linda F. Hooberry Pittman and spouse, Billy Pittman, Carolyn Sue Hooberry, unmarried, and Connie Jean Hooberry a/k/a Connie Jean Hooberry Cole and spouse, Kennie Cole of record in Book 10619, page 822. Mary G. Hooberry a/k/a Mary Hooberry having died intestate and the Estate of Mary Hooberry, deceased, being Administrated under Probate File 21P167, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1423 Franklin Avenue, Nashville, TN 37206

(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/our hands this 10th day of June, 2022.

The Estate of Mary Hooberry

By: Crissy Calloway

Crissy Calloway, Personal Representative

State of Tennessee
County of Davidson

On this the 10th day of June, 2022, before me, personally appeared Crissy Calloway as Personal Representative of the Estate of Mary Hooberry, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and seal this 10th day of June, 2022.

Sarah E. Jones

Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 16310