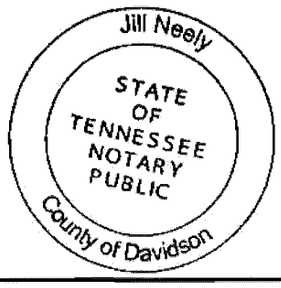
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie L. Olds Robert Paul Branch	Same As New Owner	083-12-0Y 001.00 CO
(NAME)	(NAME)	
2422 A Chapman Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, We, **Toni Elaine Hooper, a married woman, William Dranes II, a married man, and James T. McLean, a married man, as tenants in common,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephanie L. Olds and Robert Paul Branch each an unmarried person,** 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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 2422 Chapman Drive Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of 2422 Chapman Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210614-0079927, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 2422 Chapman Drive Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20210614-0079927, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being part of the same property conveyed to Toni Elaine Hooper, a married woman and William Dranes, II, a married man and James T. McLean, a married man, as tenants in common by deed of record in Instrument No. 20210225-0023712, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James T. McLean by Lori Holloway as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20220525-0060771, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of William Dranes, II by Toni Elaine Hooper as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. ____202207050077221____, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

The subject property is not the Grantor(s) principle place of residence.

unimproved ☐

This is improved ☑ property, known as 2422 A Chapman Drive, 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.

Karen Johnson Davidson County
Batch# 884039 DEEDWARR
07/05/2022 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220705-0077222

Witness my/our hands this 7th day of June, 2022.

Toni Elaine Hooper

Toni Elaine Hooper

William Dranes II By Toni Elaine Hooper attyn fact

William Dranes, II
By: Toni Elaine Hooper, Attorney in fact

James T. McLean By: Lori Holloway Attorney-in-fact

James T. McLean
By: Lori Holloway, Attorney in fact

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Toni Elaine Hooper the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 7th day of June, 2022.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

State of Tennessee County of Rutherford

On this 7th day of June, 2022 before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of James T. McLean, and acknowledged that she executed the same as the free act and deed of the said James T. McLean, through Power of Attorney granted her, by the said James T. McLean.

Kelsie Holloway

Notary Public

Commission Expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

State of Tennessee County of Rutherford

On this 7th day of June, 2022, before me personally appeared Toni Elaine Hooper, the person who executed the foregoing instrument on behalf of William Dranes, II, and acknowledged that she executed the same as the free act and deed of the said William Dranes, II, through Power of Attorney granted her by the said William Dranes, II.

Kelsie Holloway

Notary Public

Commission Expires:5/18/2024
File No.: 22639

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **June 7, 2022**.

Affiant Signature

June 7, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

7th day of **June**, 20 **22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

