PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 893528 DEEDWARR
07/25/2022 02:03:44 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220725-0084819

Ivey Title, LLC Ref: (DM) Title No.: 62724
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
This Is Us, LLC Series 2 1902 Hutton Dr. Nashville, TN 37210	NEW OWNER

TAX MAP PARCEL NUMBERS: 10609002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie Marie Van Hooser Sperrazza, as Executrix, of The Estate of Suzanne Cecil Van Hooser, and Beverly Gordon Van Hooser, Jr., Mary Leanne Van Hooser Oldham, Laura Elizabeth Van Hooser Overton and Leslie Marie Van Hooser Sperrazza, as devisees under the Last Will and Testament of Suzanne Cecil Van Hooser,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **This Is Us, LLC Series 2** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Woodycrest Section One of record in Book 1835, page 25, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert G. Bain and wife, Thelma B. Bain by Warranty Deed from Monarch Homes, Inc, a Tennessee Corporation, dated November 1, 1950 and recorded on November 18, 1950 of record in Book 1911, page 105, Register's Office for Davidson County, Tennessee. The said Robert G. Bain and Thelma B. Bain have since died, with Robert G. Bain predeceasing Thelma B. Bain. The Last Will and Testament of Thelma Becker Bain of record in Docket No. 02P1977, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Beverly Gordon Van Hooser by Quitclaim Deed from William J. Neal Executor, dated April 30, 2003, recorded on June 13, 2003, of record in Instrument No. 20030613-0082010, said Register's Office. The said Beverly Gordon Van Hooser has since died. The Last Will and Testament of Beverly Gordon Van Hooser of record in Case No. 21P651, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject proeprty to Suzanne Cecil Van Hooser. The said Suzanne Cecil Van Hooser has since died. The Last Will and Testament of Suzanne Cecil Van Hooser of record in Case No. 21P1968 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Leslie Marie Van Hooser Sperrazza as Executrix and appointed Mary Leanne Van Hooser Oldham, Laura Elizabeth Van Hooser Overton and Leslie Marie Van Hooser Sperrazza, as Co-Trustees and devised subject property to Beverly Gordon Van Hooser, Jr., Mary Leanne Van Hooser Oldham, Laura Elizabeth Van Hooser Overton and Leslie Marie Van Hooser Sperrazza, in equal shares.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The Plan, with Owner's Certificate, of record in Book 1835, page 25, said Register's Office, which Plan shows a 30 foot minimum building set back line from Hutton Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot. And an easement for railroad right of way along the rear line of said lot. Easement to O.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, and Affidavit of record in Instrument No. 20140416-0031703, said Register's Office.

This is improved property, known as 1902 Hutton Drive, Nashville, TN 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-MD-22-1902

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of July, 2022.

Estate of Suzanne Cecil Van Hooser
By: Leslie Marie Van Hooser Sperrazza, Executrix
Leslie Marie Van Hooser Sperrazza, Executrix

Leslie Marie Van Hooser Sperrazza

Beverly Gordon Van Hooser, Jr.

Mary Leanne Van Hooser Oldham

Laura Elizabeth Van Hooser Overton

State of Tennessee

County of Davidson

On this 18th day of July, 2022, before me the undersigned authority, personally appeared, **Leslie Marie Van Hooser Sperrazza, Individually and as Executrix of the Estate of Suzanne Cecil Van Hooser,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

On this 18th day of July, 2022, before me the undersigned authority, personally appeared, **Beverly Gordon Van Hooser, Jr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

On this 18th day of July, 2022, before me the undersigned authority, personally appeared, **Laura Elizabeth Van Hooser Overton,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

On this 14th day of July, 2022, before me the undersigned authority, personally appeared, **Mary Leanne Van Hooser Oldham,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $370,000.00.

Affiant

Sworn and subscribed before me this 18th day of July, 2022.

Notary

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024