Karen Johnson Davidson County
Batch# 906451 DEEDWARR
08/22/2022 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220822-0094829

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

County of Davidson STATE OF TENNESSEE NOTARY PUBLIC Jill Neely

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 22-256M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christopher Hooper and Morgan Hooper	SAME OWNE	052-13-0B-071.00-CO
(NAME)	(NAME)	
1108 Alandee Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(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, STEPHANIE NICOLE DOUGHERTY, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER SCOTT HOOPER AND MORGAN KELLEY HOOPER, HUSBAND AND WIFE, 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. 105 on the Condominium Site Plan, Phase II-C, Section 2, River Glen, a Planned Unit Development as of record in Plat Book 8250, Page 323, amending Plat Book 7900, Plat 548 and 549 and amending Plat Book 6900, Page 650 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie Dougherty, a single woman by Warranty Deed from Melissa K. Hunter n/k/a Melissa K. Fedele, married of record in Instrument No. 20190702-0064770 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019.

This is improved ☒ property, known as 1108 Alandee Street, Nashville, TN 37214

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 18 day of August 2022

Stephanie Nicole Dougherty

STATE OF TENNESSEE

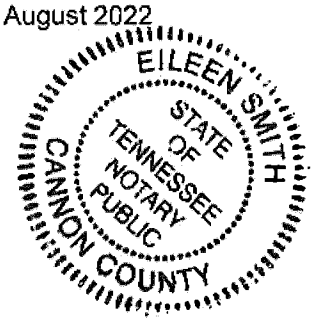
COUNTY OF Rutherford

On this 18 day of August 2022, before me personally appeared Stephanie Nicole Dougherty, 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 (or person's) free act and deed.

Witness my hand and official seal this 18 day of August 2022

Eileen Smith
Notary Public

My Commission Expires: 8/27/22



Certificate of Authenticity

I, Jill Neely, 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 08/18/2022.

Date

Jill M Neely

Affiant Signature

08/22/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)