Karen Johnson Davidson County
Batch# 933518 DEEDWARR
10/25/2022 09:51:01 AM 2 pgs
Fees: $13.00 Taxes: $1,152.92
20221025-0115557

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Tania Stephania Torres
5002 Madeline Drive
Nashville, TN 37211

MORTGAGEE
First Commerce Bank
4641 Nashville Hwy
Chapel Hill, TN. 37034

SEND TAX BILLS
Owner

MAP-PARCEL:

147-16-0-174.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David Anthony Hood, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tania Stephania Torres,** an individual who is either single or whose spouse doesn't hold any ownership interest, hereinafter called the Grantee, her 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, to wit:

Being Lot No. 36 on the Map of Fairlane Park as of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David Anthony Hood, Jr. by Quitclaim Deed from David Anthony Hood, Sr., dated September 7, 2022, filed for record October 5, 2022 of record in Instrument No. 20221005-0110075, Register's Office for Davidson County, Tennessee.

Curtis Hopper executed this instrument on behalf of David Anthony Hood, Jr. pursuant to a Limited Power of Attorney dated October 15, 2022, of record in Book __X__, Page _____, Register's Office for Davidson County, Tennessee. X 20221025-0115556

David Anthony Hood, Jr. is one and the same as David A. Hood, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **5013 Madeline Drive Nashville, TN 37211.**

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 our hands this 24th day of October, 2022.

David Anthony Hood, Jr.
BY: Curtis Hopper, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of October 2022, before me personally appeared Curtis Hopper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of David Anthony Hood Jr., and who acknowledged that he executed the same as the free act and deed of David Anthony Hood Jr.

Witness my hand and official seal this 24th day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 10/10/2024

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $311,600.00.

AFFIANT

Subscribed and sworn to before me this 24th day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 10/10/2024

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY