Karen Johnson Davidson County
Batch# 947241 DEEDWARR
12/05/2022 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221205-0126569

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/18/23

(AFFIX SEAL)

KATHERINE LEE Notary Public At Large DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eldon R. Spraker III	New Owner	129 05 0 012.00
(NAME)	(NAME)	
335 B Duke St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, William Robert Hoover, Rita Hoover Crain, Raymond Mark Hoover and Barry Todd Nelson, devisees under the Last Will and Testament of James Donald Hoover, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eldon R. Spraker III, 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 part of Lot No. 881 on the Plan of West Meade Farms, Inc., Section XI, of record in Book 2331, Page 103, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Rollins Fork Drive at the corner of Lots Nos. 880 and 881; thence with the line between said lots, northwesterly 690 feet to a point; thence southwesterly 146 feet to a corner of Lot No. 883; thence with the line between lots Nos. 881-883, southeasterly 207.9 feet to a corner of Lot No. 882; thence with the line between Lots Nos. 881-882, northeasterly 52 feet to a point; southeasterly 309.4 feet to a small triangular strip that was cut out of the southerly front corner of said lot and conveyed to Harold J. Black by deed from John W. Wells and wife, of record in Book 2860, Page 447, said Register's Office; thence along Black's line, northeasterly 5 feet; southeasterly 135.6 feet to the common corner of Lots Nos. 881-882 in the westerly margin of Rolling Forks Drive; thence with the margin of said Drive, northeasterly 157.6 feet to the point of beginning.

Being part of the same property conveyed to James Donald Hoover by deed from Aaron C. Shelton and wife, Dorothy of record in Record Book 5145, Page 572, Register's Office, Davidson County, Tennessee. The said James Donald Hoover having since died testate May 13, 2002. Pursuant to the Last Will and Testament of James Donald Hoover probated under Case No. 22P1064 in the Circuit Court of Davidson County, Tennessee (Probate Division) the subject property was devised to William Robert Hoover, Rita Hoover Crain, Raymond Mark Hoover, and Michael Scott Nelson. The said Michael Scott Nelson having since died, pursuant to said Will his share passes to Barry Todd Nelson.

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

Subject to any and all matters and notes on plat of record in Plat Book 2331, Page 103, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6548 Rolling Fork Drive, Nashville, TN 37205

(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.

202212050126569

Witness my hand this 30th day of November, 2022.

William Robert Hoover

Rita Hoover Crain

Raymond Mark Hoover

Barry Todd Nelson

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Robert Hoover, Rita Hoover Crain, Raymond Mark Hoover and Barry Todd Nelson the bargainor (s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of November, 2022.

Notary Public
My commission expires: 2-26-24

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 11/30/22.

Date

Affiant Signature

11/30/22
Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 30th day of November, 2022

Notary's Signature

My Commission Expires: 5-20-25
Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON