SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

John Franklin Hoover
3114 Lascassas Pike
Murfreesboro, TN 37130

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
213 W. MAIN STREET, SUITE 1
P.O. BOX 337
WOODBURY, TN 37190

MAP: 060
GROUP: 16
PARCEL: 104.00

Karen Johnson Davidson County
Batch# 965456 DEEDWARR
01/30/2023 09:08:34 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20230130-0006654

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **JOHN SAMUEL HOOVER, Executor of the Estate of HENRY FRANKLIN HOOVER, deceased who died testate on June 8, 2022 and whose estate being duly filed for probate on June 28, 2022 as Case No. 22-327 in the Chancery Court for Cannon County, Tennessee,** has this day bargained and sold and do hereby transfer and convey unto, **JOHN FRANKLIN HOOVER,** his heirs and assigns, forever, a certain tract or parcel of realty situated in the Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 286 on the Plan of Joywood Heights, Section 2, of record in Book 1130, Pages 92 and 93, Register's Office, Davidson County, Tennessee.

FOR source of title to said realty reference is Warranty Deed from Arthur T. Gibbs, Jr. and wife, Dorothy Davis Gibbs to Henry Franklin Hoover (d.o.d. 6/8/2022), dated May 6, 1977 and recorded May 6, 1977 in Book 5146, Page 49, Register's Office, Davidson County, Tennessee.

THIS property is subject to utilities, easement and building lines and all matters shown on plats of record in Book 1130, Pages 92 and 93, Register's Office, Davidson County, Tennessee.

THIS property is subject to sanitary sewer and/or storm drainage easement of record in Book 4154, Page 49, Register's Office, Davidson County, Tennessee.

THIS property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2023 will be prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2023 real property taxes which taxes have been prorated between the parties herein and the grantor having paid his pro-rata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind ourselves, my heirs and assigns to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 27th day of January, 2023.

JOHN SAMUEL HOOVER, Executor

STATE OF TENNESSEE)
: ss.
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **JOHN SAMUEL HOOVER, Executor,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Woodbury, Tennessee, this the 27th day of January, 2023.

NOTARY PUBLIC

APRIL MILLER STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 11/24/2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 27th day of January, 2023.

NOTARY PUBLIC

APRIL MILLER STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 11/24/2024