THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221243208

Karen Johnson Davidson County
Batch# 987520 DEEDWARR
04/03/2023 11 11 44 AM 3 pgs
Fees $18 00 Taxes $2,035 00

20230403-0023853

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $550,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2023.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Creighton Couch 911 54TH AVENUE NORTH NASHVILLE, TN 37209	New Owner	Tax Parcel ID No. 091 07 0N 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darlene Hoover Janssen, individually and as Executor of The Estate of Wallace E. Hoover and Hariette H. Ross, individually** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Creighton Couch, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 5401 Michigan Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 5401 Michigan Avenue, a Horizontal Property Regime, of record in Instrument No. 20140520-0043350, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Wallace Edwin Hoover, by Warranty Deed From Nathaniel Hartmann and Jennifer L. Hartmann, husband and wife, of record in Instrument No 20210224-0023436, in the Register's Office of Davidson County, Tennessee, dated February 10, 2021 and recorded on February 24, 2021.

Wallace Edwin Hoover also known as Wallace E. Hoover died testate on August 14, 2021 in Gwinnett County, Georgia and the Last Will and Testament of Wallace E. Hoover having been filed in Probate Case No. 23P361, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Said Last Will and Testament having named Darlene Janssen and Executor of the Estate of Wallace E. Hoover and leaving the residual of the Estate to Darlene Janssen and Hariette H. Ross.

Being the same property conveyed to Nathaniel Hartmann and Jennifer L. Hartmann, Husband and Wife, by Warranty Deed From Adam Suttle and Cari Suttle, husband and wife, of record in Instrument No 20180629-0062916, in the Register's Office of Davidson County, Tennessee, dated June 22, 2018 and recorded on June 29, 2018

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Extension of Plan No. 1 West Nashville to the Morrow Road, as recorded in Plat Book 57, Page(s) 173. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140520-0043350.

This is improved property located at 911 54th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2023.

Estate of Wallace E. Hoover

BY Darlene Janssen, Executor
Darlene Janssen, Executor

Darlene Janssen
Darlene Janssen

~~Harriette H. Ross~~
~~XXXXXXXXXXXX~~

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darlene Hoover Janssen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor for the Estate of Wallace E. Hoover, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of March, 2023.

ERIKA NIEVES NOTARY PUBLIC MY COMM. EXPIRES 12/04/2026 GWINNETT COUNTY, GEORGIA

Erika Nieves
Notary Public
My Commission Expires: 12/04/2026

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darlene Janssen with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2023.

ERIKA NIEVES NOTARY PUBLIC MY COMM. EXPIRES 12/04/2026 GWINNETT COUNTY, GEORGIA

Erika Nieves
Notary Public
My Commission Expires 12/04/2026

Harriette H. Ross

Harriette H Ross

STATE OF GEORGIA)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harriette H. Ross, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of March, 2023

Darlene Lozo

Notary Public
My Commission Expires Mar 17, 2026

