Karen Johnson Davidson County
Batch# 993142 DEEDWARR
04/18/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $869.13
20230418-0028444

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $234,900.00

Jamelka Jones
Affiant Signature

Subscribed and sworn to before me on this the 17 day April 2023.

Tonya Loftin
Notary Public
My Commission expires: _____

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Sarah Hoppe and James McCracken
5515 Country Dr, Apt. 24
Nashville, TN 37211

SEND TAX BILLS TO:
Sarah Hoppe and James McCracken
5515 Country Dr, Apt. 24
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 162050C02400CO

WARRANTY DEED
23NT00269

Effective the 17 Day of April 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

April R. Watson, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sara Hoppe, an unmarried woman, and James Caleb McCracken, an unmarried man, joint tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 24 of Hickory Valley Condominiums, Plat of record in Book 4460, Page 27, in the Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hickory Valley Condominiums of record in Book 4521, Page 574, as amended in as amended in Book 5001, Page 394, Book 8466, Page 263 and Book 10597, Page 675, and as corrected in Book 10645, Page 743, in said Register's Office, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth to said Master Deed.

Being the same property conveyed to Benton Reed and Emily Reed, husband and wife by Warranty deed from BV Enterprises LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181029-0106950 Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to April R. Watson, an unmarried woman, by Warranty Deed from Benton Reed and Emily Reed, husband and wife dated 10/10/2019 recorded 10/14/2019 in Book NA, Page NA, as Document Number 20191014-0105047, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5515 Country Dr Apt 24, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17 day of April 2023.

April R. Watson

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **April R. Watson**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of April, 2023.

Notary Public
My Commission expires:
9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jameika Jones, 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 4/17/2023.

Date

Jameika Jones
Affiant Signature

04/18/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th day of April, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)