Name and Address of New Owner:
Mark Hooper and Kathy H. Baker
1515 Lock Road
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1024861 DEEDQC
07/11/2023 02:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230711-0053088

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 071 09 0 042.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Hooper,** "the Grantors," convey and quitclaim unto **Mark Hooper and Kathy H. Baker,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

TRACT I:

BEING part of Lot No.1 on the Map of W.H. Nance's Subdivision of Lot No.14, of the Brooklyn Plan, as of record in Book 332, Page 14, Register's Office for Davidson County, Tennessee, being part of Lot "A" on the unrecorded plan of Part of Lot No. 15 in Brooklyn and Lot No. 1 on the Map of said Nance's Subdivision, described according to a survey made by John M. Sullivan, County Surveyor, August 26, 1950 as follows:

Beginning on the northeasterly margin of Old Whites Creek Pike at a point south 46 degrees 10' East 36.2 feet from the comer of Lot Nos. 1 and 2 on the Map of said Nance's Subdivision; thence northeastwardly 160 feet, more or less, to a point south 54 degrees 10' east 36.7 feet from the comer of said Lots Nos, 1 and 2 on the said Nance's Subdivision, being on the southwesterly margin of an abandoned alley; thence with said alley, south 54 degrees 10' east 36.7 feet; thence southwestwardly 164 feet, more or less, to the northeasterly margin of the Old Whites Creek Pike thence with said Pike north 46 degrees 10' west 36.2 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 1 on the Map of W.H. Nance's Subdivision of Lot No.14 of the Brooklyn Plan as of record in Book 332, Page 14, Register's Office for Davidson County, Tennessee, being the northwesterly past of Lot II A II on the unrecorded plan of part of Lot No. 15 in Brooklyn and Lot No, 1 on the Map of said Nance's

Subdivision, described according to a survey made by John M. Sullivan, County Surveyor, August 26, 1950, as follows:

Beginning on the northeasterly margin of Old Whites Creek Pike at the comer of Lots Nos. 1 and 2 on the Map of said Nance's Subdivision; thence with the line between said two lots an a fence line, N. 37 degrees 20' E 154.5 feet to the southwesterly margin of an abandoned alley; thence with the said alley, S. 54 degrees 10' E 36.7 feet; thence southwardly 160 feet, more or less to the northeast margin of the Old Whites Creek Pike; thence with said Pike, N 47 degrees 10' W 36.2 feet to the beginning.

Being the same property conveyed to Mark Hooper by Special Warranty Deed from HSBC Bank, USA, National Association, as Trustee for Citigroup Mortgage Loan Trust 2005-HE2, dated August 2, 2007, of record in Instrument No. 20070828-0103079, Register's Office, Davidson County, Tennessee.

This is improved property known as 1515 Lock Road, Nashville, TN 37207

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 10 day of July, 2023.

_____(SEAL)
Mark Hooper

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10 day of July, 2023, before me personally appeared **Mark Hooper,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2023.

_____
Notary Signature
My commission expires: 9-7-2024

KARL D. WARDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 day of July, 2023.

Notary Signature
My commission expires: 9.7.2026

KARL D. WARDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7.10.23 (date of document).

Affiant Signature

7.10.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

