WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045632 DEEDWARR
09/01/2023 01:52:30 PM 2 pgs
Fees: $13.00 Taxes: $1,169.20
20230901-0068936

File #2023-0280

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $316,000.00.

Affiant

Subscribed and sworn to before me on August 31, 2023.

NOTARY PUBLIC
My Commission Expires: 12-05-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP – PARCEL #:
Charles E. Hooper and Janet W. Hooper 8501 Burnham Lane, Unit I-5 Antioch, TN 37013	New Owner(s)	181-02-0A- 150.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TIM A. TIMPONE, TRUSTEE OF THE TIM A. TIMPONE REVOCABLE TRUST DATED SEPTEMBER 22, 2008**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHARLES E. HOOPER AND JANET W. HOOPER, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. I-5 of Lenox Creekside, Phase 2, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to TIM TIMPONE, UNMARRIED, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080609-0059309, dated June 5, 2008, said Register's Office.

Further being the same property conveyed to TIM A. TIMPONE, TRUSTEE OF THE TIM A. TIMPONE REVOCABLE TRUST DATED SEPTEMBER 22, 2008 WITH FULL POWER TO CONVEY, MORTGAGE, OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY, by quitclaim deed from TIM TIMPONE,

OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY, by quitclaim deed from TIM TIMPONE, UNMARRIED, of record in Instrument No. 200801006-0101475, dated October 3, 2008, said Register's Office. See Certification of Trust of record in Instrument No. 20230910068935, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 8501 Burnham Lane, Unit I-5, Antioch, TN 37013.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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.

WITNESS my hand on August 30, 2023.

Grantor:

The Tim A. Timpone Revocable Trust
dated September 22, 2008

By: Tim A. Timpone Trustee
Tim A. Timpone, Trustee

STATE OF MO
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **TIM A. TIMPONE, TRUSTEE OF THE TIM A. TIMPONE REVOCABLE TRUST DATED SEPTEMBER 22, 2008**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of August, 2023.

Notary Public

My commission expires: 6-24-25

BRANDON JOHNSON
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13828293
My Commission Expires Jun 24, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 31 day of August, 2023.

Ernest D. Bennett, III 08/31/2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 31 day of August, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024