WARRANTY DEED

EVANS-H23304

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF November, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 03-02-2023

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shelby Evans	New Owner	33-4-A-61 CO
61 Rolling Meadows Drive		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BILLY L. HOOD AND COURTNEY W. HOOD, AS TENANTS BY THE ENTIRETY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHELBY EVANS, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 61 as shown on the Plat of Rolling Meadows, Phase 1- Section Two, (a Resubdivision of Lot 7, Section One, of Solitude Acres) of record in Book 6250, Page 732, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy L. Hood and Courtney W. Hood, as Tenants by the Entirety, by Warranty Deed from Dorothy L. Kennedy, of record in Instrument No. 20220414-0043635, in the Register's Office of Davidson County, Tennessee, dated April 05, 2022 and recorded on April 14, 2022.

Previously being the same property conveyed to Dorothy L. Kennedy by Sharon L. Hodnett, dated September 9, 1997 as Instrument No. 0347878 and in Book 10606, Page 451 in the Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 61 Rolling Meadows Drive, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Karen Johnson Davidson County
Batch# 1071834 DEEDWARR
11/14/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20231114-0088897

Witness my/our hand(s) this 9th day of November, 2023:

Billy L. Hood

Courtney W. Hood

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named BILLY L. HOOD AND COURTNEY W. HOOD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, TN, this 9th day of November, 2023.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 11-9-23.

Kathy Smith
Affiant Signature

11-9-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11-9-2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

