Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Name and Address of New Owner:
Ilse M. Pope, Trustee of Pope Family Revocable Trust
9569 Normandy Way
Brentwood, TN 37027

Send Tax Bills To:
New Owner

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

Karen Johnson
Batch # 1110991
03/14/2024 09:40:13 AM
Fees: $13.00 Taxes: $958.30

Davidson County
DEEDWARR
2 pgs

20240314-0017640

Map & Parcel No: 163-04-0A-220-00

WARRANTY 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, **Johnetta Shearer**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ilse M. Pope, Trustee of Pope Family Revocable Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 220, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, in Instrument No. 20050310-0026734; Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793 and Bylaws of record in Instrument No. 20040212-0016946, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnetta Shearer, Unmarried, by Warranty Deed from R. J. York Homes, LLC, a Limited Liability Company, of record in Instrument No. 20041111-0135844, in the Register's Office of Davidson County, Tennessee, dated October 19, 2004 and recorded on November 11, 2004.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3001 Hamilton Church Road, Unit 220, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of March, 2024.

Johnetta Shearer (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2024, before me personally appeared Johnetta Shearer, 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 11th day of March, 2024.

Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

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 $259,000.00, 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 11th day of March, 2024.

Notary Signature
My commission expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025