WARRANTY DEED

Karen Johnson
Batch # 1159058
07/17/2024 10:09:28 AM
Fees: $13.00 Taxes: $647.50

Davidson County
DEEDWARR
2 pgs

20240717-0053731

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Robin Dewayne Waller, Trustee for Robin Dewayne Waller Revocable Trust Dated September 19, 2023 and Brandy Star George, Trustee of the Brandy Star George Revocable Trust, dated August_____,2023	→	29-194
(NAME)	(NAME)	
3873 Cantarutti Road	525 Green Lane	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	White Creek TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241336

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ben C. Hooberry, III and Mike Hooberry** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robin Dewayne Waller, Trustee for Robin Dewayne Waller Revocable Trust Dated September 19, 2023 and Brandy Star George, Trustee of the Brandy Star George Revocable Trust, dated August_____,2023**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows:

Being Tract No. 4 and beginning at an iron pin 1600 feet more or less, from Clarkesville Highway on the southerly margin of Cantarutti Road; thence S 65°30'W 125 feet with the westerly margin of said road to an iron pin; thence S 24°32'E 560 feet to an iron pin; thence N 18°06'E 35 feet to an iron pin; thence N 33°57'E 157 feet to an iron pin; thence N 31°45'W 485 feet to the point of beginning, according to survey by Ralph E. Lambert dated 12/06/1971.

BEING the same property conveyed to Ben C. Hooberry Jr., et ux and Judy D. Hooberry by Warranty Deed from Howard B. Moore, et ux and Margie M. Moore, dated 12/07/1971, and filed of record in Book 4560, page 151, Register's Office for Davidson County, Tennessee. The said Judy D. Hooberry having died on or about 10/22/2022, leaving the said Ben C. Hooberry Jr., the surviving tenant by the entirety and sole owner of said land. The said Ben C. Hooberry Jr. having died a citizen and resident of Davidson County, Tennessee on or about 07/31/2023. Pursuant to Affidavit of Heirship of record in Instrument No. *_____, said Register's Office, the said Ben C. Hooberry Jr. is survived by his children, Ben C. Hooberry III and Mike Hooberry, his sole heirs at law. *20240717-0053730

Unimproved ☐

This is improved ☒ property, known as 3873 Cantarutti Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of July, 2024

Ben C. Hooberry, III

Mike Hooberry

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ben C. Hooberry, III and Mike Hooberry, the within named bargainor, 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, at office, this 15th of July, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027