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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240748391**<br><br>Karen Johnson Davidson County<br>Batch# 1178328 DEEDWARR<br>09/06/2024 08:30:30 AM 3 pgs<br>Fees: $18.00 Taxes: $6,845.00<br>20240906-0068570 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00.<br><br>Richard Wilson Hooper<br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of September, 2024.<br><br>Notary Public<br>My Commission Expires: |

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Marissa Mery and Carlos Miguel Mery<br>3306 Lealand Lane<br>Nashville TN 37204 | Truist Bank<br>1001 Semmes Avenue<br>Richmond, VA 23224 | Tax Parcel ID No.<br>118 09 0 118.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Wilson Hooper and wife Martha S. Hooper,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Marissa Mery and Carlos Miguel Mery, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the RE-SUBDIVISION OF LOT NO. 13 IN NOELTON, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, October 25, 1934, as follows:

Beginning on the Easterly margin of Lealand Lane, formerly 10th Avenue South, at a point 300 feet South of the Southerly margin of 3rd Street, said point being the corner of Lots Nos. 3 and 4; thence with the Easterly margin of said Avenue, Southwardly 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots South 84° East 315 feet 4 inches to the Westerly line of the Caldwell Lane; thence with said line, North 0° 33' West 100 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, North 84° West 306 feet to the beginning.

Being the same property conveyed to Richard Wilson Hooper and wife, Martha S. Hooper, by Warranty Deed from Rebecca Weingart, of record in Book 4823, Page 34, in the Register's Office of Davidson County, Tennessee, dated June 06, 1974, and recorded on June 07, 1974.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 3306 Lealand Lane Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 3rd day of September, 2024.

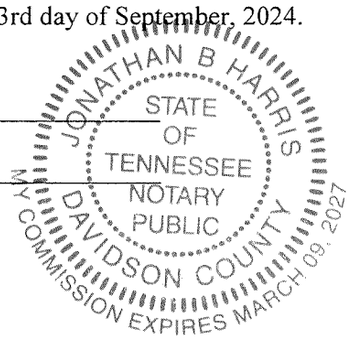
Richard Wilson Hooper

Martha S. Hooper

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Wilson Hooper and Martha S. Hooper, 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, at office, this 3rd day of September, 2024.




Notary Public
My Commission Expires: _____

**True Copy Certification**

I, **Pam Autry,** 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 this the 3 day of September, 2024.

Affiant Signature _____

Date 9/3/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of September, 2024.

Notary's Signature _____

MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028