Karen Johnson Davidson County
Batch# 1188378 DEEDWARR
10/01/2024 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20241001-0076014

WARRANTY DEED

(SEAL)
CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF September, 2024.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #24-PA-0615-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Sarah Barker	CROSS COUNTRY MORTGAGE, LLC New Owner	
(NAME)	(NAME)	**061 02 0 005.00**
615 MARSWEN DRIVE	2160 SUPERIOR AVENUE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	CLEVELAND, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

VICTORIA G. HOOVER, A MARRIED PERSON, AND DEBRA MARIE HOOVER, A WIDOW,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ASHLEY BARKER, A SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot 221, on the Plan of GRA-MAR ACRES, SECTION EIGHT as of record in Plat Book 2331, Page 110, Register's Office for said County.

Said Lot No. 221 fronts 80 feet on the Northerly side of Marswen Drive and runs back 248.8 feet on the Easterly line, and 239.2 on the Westerly line to a dead line in the rear on which it measures 46 feet.

Being the same property conveyed to Victoria G. Hoover and Dennis Hoover, by Warranty Deed from Equity Trust Company Custodian FBO z141586 IRA a 20% undivided interest and Equity Trust Company Custodian FBO z141589 IRA 20% undivided interest and Equity Trust Company Custodian FBO z144330 IRA a 20% undivided interest and Equity Trust Company Custodian FBO z144327 IRA a 20% undivided interest and Equity Trust Company Custodian FBO 200337926 IRA a 20% undivided interest, of record in Instrument No. 20180703-0064767, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on July 03, 2018. The said Dennis Hoover (also known as Dennis John Hoover and Dennis J. Hoover) having since died testate on October 22, 2021, devising his interest in subject property to Debra Marie Hoover (also known as Debra M. Hoover) per his Last Will and Testament of record in Case No. 23P79, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRA-MAR ACRES, SECTION EIGHT, as recorded in Plat Book 2331, Page(s) 110.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2536, Page 228.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 615 Marswen Drive, Nashville, TN 37216.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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(S), 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/our hand(s) this the 12 day of Sep, 2024.

Victoria G. Hoover

Debra Marie Hoover

Ian Paul George Round

IAN PAUL GEORGE ROUND, spouse of VICTORIA G HOOVER, joins in the execution of this instrument for the purpose of conveying any and all marital interest IAN PAUL GEORGE ROUND may have in the above-described real property.

STATE OF MD

COUNTY OF Baltimore

On this 12 day of Sep, 2024, before me personally appeared Victoria G. Hoover, 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 12 day of Sep, 2024.

Notary Signature
My commission expires:
2-3-27

STEVEN FRANK HOFFMAN
Notary Public - State of Maryland
Baltimore County
My Commission Expires Feb 3, 2027

STATE OF MD

COUNTY OF Baltimore

On this 12 day of Sep, 2024, before me personally appeared Debra Marie Hoover, 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 12 day of Sep, 2024.

Notary Signature
My commission expires:
2-3-27

STEVEN FRANK HOFFMAN
Notary Public - State of Maryland
Baltimore County
My Commission Expires Feb 3, 2027

STATE OF MD

COUNTY OF Baltimore

On this 12 day of Sep, 2024, before me personally appeared Ian Paul George Round, 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 12 day of Sep, 2024.

Notary Signature
My commission expires:
2-3-27

STEVEN FRANK HOFFMAN
Notary Public - State of Maryland
Baltimore County
My Commission Expires Feb 3, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 25, 2024.

Affiant Signature

1st day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

