WARRANTY DEED

Karen Johnson
Batch # 1198688
10/30/2024 11:42:38 AM
Fees: $13.00 Taxes: $5,735.00

Davidson County
DEEDWARR
2 pgs

20241030-0083535

File #24-PA-1801-P

(SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

RETURN TO:
~~PREMIER ESCROW, LLC~~
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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)
Ryan Hooper	**New Owner**	
(NAME)	(NAME)	**117 07 0 100.00**
4117 Hillsboro Pike, Suite 103-265		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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,

THOMAS STOVALL, A MARRIED PERSON, HOWARD STOVALL, A MARRIED PERSON, AND JEFFREY STOVALL, A MARRIED PERSON,

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

RYAN HOOPER, UNMARRIED MAN,

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 Davidson County, Tennessee, being Lot No. 147 on the MAP OF THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, as of record in Plat Book 547, Page 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas Stovall and wife, Virginia Stovall, by Warranty Deed from Cayce P. Fuqua, an unmarried man, of record in Instrument No. 20050926-0115142, in the Register's Office of Davidson County, Tennessee, dated September 23, 2005and recorded on September 26, 2005.

The said Thomas Stovall died on October 9, 2010, leaving the said Virginia Stovall as surviving tenant by the entirety. The said Virginia Stovall (also known as Eunice Virginia Gress Stovall) having since died testate on June 22, 2024, devising subject property to Howard Gress Stovall (also known as Howard Stovall), Thomas Gress Stovall (also known as Thomas Stovall) and Jeffrey Gress Stovall (also known as Jeffrey Stovall), per Will of Eunice Virginia Gress Stovall of record in Case No. 24P1426, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). See also Will of Eunice Virginia Gress Stovall recorded in Instrument No. 20240730-0057524 and Order Granting Probate of Will as Muniment of Title Only recorded in Instrument No. 20240730-0057525, in the Register's Office for Davidson County, Tennessee.

Grantors do hereby affirm that said property has never been a primary marital residence for any herein named Grantor.

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 THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, as recorded in Plat Book 547, Page(s) 156.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **THOMAS STOVALL** as Attorney-in-Fact for **HOWARD STOVALL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20241030-0083534, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 1801 Stokes Lane, Nashville, TN 37215.

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 25th day of October, 2024.

Thomas C Stovall

Thomas Stovall

Howard Stovall by Thomas G. Stovall Attorney in Fact

Howard Stovall by Thomas Stovall, Attorney-In-Fact

Jeffrey Stovall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS STOVALL**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **HOWARD STOVALL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **HOWARD STOVALL**.

Witness my hand and official seal this **25th** day of **October, 2024**.

C. Loy Carney

Notary Signature
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2024, before me personally appeared Thomas Stovall, 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 25th day of October, 2024.

C. Loy Carney

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2024, before me personally appeared Jeffrey Stovall, 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 25th day of October, 2024.

C. Loy Carney

Notary Signature
My commission expires:

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