RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-24915-24

Karen Johnson Davidson County
Batch# 1208408 DEEDWARR
11/25/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,205.20
20241125-0092135

WARRANTY DEED

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $596,000.00.

AFFIANT Alice W. Hoover

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH day of ~~Nov~~, 2024

NOTARY PUBLIC DENISE DELOZIER

My commission expires: JULY 26, 2025

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula Lovell 792 Westcott Lane Nolensville, TN 37135	Same address as new owner	187-05-0A-045-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINETY SIX THOUSAND AND 00/100 Dollars ($596,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALICE W. HOOVER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PAULA LOVELL, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 45 on the Plan of Final Plat of Burkitt Springs, Phase 4A, of record in Instrument #20151203-0121974, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alice W. Hoover, a married woman, from Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated September 2, 2016 and recorded September 7, 2016 in Instrument #20160907-0093667, said Register's Office. Charles Winston Hoover, husband of Alice W. Hoover, having since died September 7, 2016,

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 made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 792 Westcott Lane, Nolensville, TN 37135

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20 day of November, 2024

GRANTOR(S)

Alice Weeks Hoover

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public, Alice Weeks Hoover, 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 and seal, this the 20th day of NOV, 2024.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

DENISE DELOZIER
Printed Notary Name

My commission expires: JULY 26, 2025.

I, Lynn Swanner, 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 11/20/24.

Affiant Signature

11/20/24
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 20 day of November, 2024.

Holly Brewer Commission Expires: 06-24-28

Notary Signature

