Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-FC-24-241

Prepared by ~~and return to:~~
Nest Title & Escrow, LLC
1865 Ashland City Road, Suite A
Clarksville, TN 37043
File No. 2024-19

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me this 25th day of November, 2024.

Notary Public
My Commission Expires: 03/16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

Karen Johnson
Batch # 1208859
11/27/2024 11:42:07 AM
Fees: $13.00 Taxes: $1,147.00

Davidson County
DEEDWARR
2 pgs

20241127-0092904

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas J. Davis and Alison Davis	New Owner	128-10-0-083.00
241 New Sawyer Brown Rd. Nashville, TN 37221	1160 FOREST DR. KINGSTON SPRINGS, TN 37082	

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we

John W. Crow, II, Administrator of Estate of Christopher Clark Hoover

hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto

Thomas J. Davis and Alison Davis, husband and wife

hereinafter called the GRANTEE(S), their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 112, on the Plan of Stacy Square, Section 3, of record in Book 4175, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Christopher Hoover, an unmarried man, by Warranty Deed from James Terry Shrader and wife, Debra L. Shrader, of record in Book 10527, page 358, dated July 10, 1997, in the Register's Office for Davidson County, Tennessee.

Christopher Hoover, aka Christopher T. Hoover, aka Christopher Trent Hoover, died testate on or about November 5, 2018, devising said property to Christopher Clark Hoover, by will of record in Docket No. 18P1988, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. For further reference, see Executor's Deed of record as Instrument No. 20190306-0020584, said Register's Office.

Christopher Clark Hoover died intestate on or about October 15, 2021. John W. Crow, II was appointed Administrator of the Estate of Christopher Clark Hoover, deceased by Letters of Administration entered March 13, 2024, in the Seventh Circuit Court for Davidson County, in the State of Tennessee, at Nashville, Case No. 22P802. Pursuant to the Order Approving the Sale of Real Estate and Approving the Contract for Sale entered November 22, 2024, of record in the Seventh Circuit Court for Davidson County, in the State of Tennessee, at Nashville,

John W. Crow, II, Administrator of the Estate of Christopher Clark Hoover has been authorized to execute all closing documents to consummate the sale of said property on behalf of the heirs-at-law.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and the address of the herein described property is believed to be 241 New Sawyer Brown Road, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 25th day of November, 2024.

Estate of Christopher Clark Hoover

By: _____
John W. Crow, II, Administrator

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 25th day of November, 2024, before me personally appeared John W. Crow, II, Administrator of Estate of Christopher Clark 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 25th day of November, 2024.

_____
Notary Signature
My commission expires:
Feb 23, 25

