Box 14
37659-8

WARRANTY DEED

Karen Johnson
Batch # 1234181
02/04/2025 04 06 18 PM
Fees $13 00 Taxes $3,496 50

Davidson County
DEEDWARR
2 pgs

20250204-0008571

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$945,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2025

Notary Public

My commission expires: 7/17/2027

(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Margaret Raney Snow **Alexander John Ballintine Snow**	**OWNERS**	**Map 117-16-0 Parcel 145.00**
1117 Graybar Ln.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Scott Hooper and wife, Elizabeth Hooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret Raney Snow and Alexander John Ballintine Snow, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot Nos. 36 and 37 on the Map of the Draughon Tract, of record in Plat Book 974, Page 39, Register's Office for Davidson County, Tennessee, and part of Lot No. 54 on the Map of Section I, Oriental Golf Club Subdivision, of record in Plat Book 1424, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 36 and 37 front together 60 feet on the Southerly side of Graybar Lane and together with said part of Lot No. 54 runs back between parallel lines 214.7 feet to the Northerly line of Lot No. 53 on said Oriental Golf Club Subdivision.

Being the same property conveyed to Scott Hooper, unmarried, by Warranty Deed dated November 22, 2019, from Mathison Ingham and Nina Ingham, husband and wife, of record in Instrument No. 20191126-0121896, Register's Office for Davidson County, Tennessee.

Elizabeth Hooper, spouse of the above named Scott Hooper, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 974, Page 39, and Plat Book 1424, Page 10, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3921, Page 704, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (_X___) Unimproved (____) property, known as **1117 Graybar Ln., Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **4th** day of **February, 2025.**

Scott Hooper

Elizabeth Hooper

Elizabeth Hooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Scott Hooper and Elizabeth Hooper,** the within named sellers, 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 official seal at Nashville, Tennessee, this **4th** day of **February, 2025.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/19/28