Karen Johnson
Batch # 1235316
02/07/2025 01 20 01 PM
Fees $18 00 Taxes $1,841 32

Davidson County
DEEDWARR
3 pgs

20250207-0009557

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5633

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,655 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of February, 2025

Notary Public

Commission Expires. 7/7/27

W DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Hooker and Lily Hooker 3108 Wingate Avenue Nashville, TN 37211	SAME AS NEW OWNER	133-02-0-125.00

WARRANTY DEED

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

Abigail L. Musselman, unmarried and Owen B. Lewis, unmarried as tenants in common with right of survivorship and Rosa Riusech Lewis, unmarried, as tenant in common with right of survivorship, joint tenants

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Hooker and Lily Hooker, husband and wife

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 66 and the southerly one half of Lot No, 67, as shown on the map entitled Airdrie Subdivision "C", of record in Book 547, Page 160, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to-wit

Said Lot No. 66 and the southerly one half of Lot No, 67 front together 75 feet on the easterly side of Wingate Avenue and run back between parallel lines 168 feet to an alley

Being the same property conveyed to Abigail L Musselman, unmarried and Owen B. Lewis, unmarried as tenants in common with right of survivorship and Rosa Riusech Lewis as tenant in

common with right of survivorship, joint tenants by Warranty Deed from Chauncey A Saurus and husband Aaron Anthony Anderson, by Brock D Short Jr. as attorney in fact of record in Instrument No. 20190315-0024098 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 15, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as 3108 Wingate Avenue, Nashville, TN 37211

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 3rd day of February, 2025

Owen B. Lewis

Abigail L Musselman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of FEB., 2025, before me personally appeared Owen B Lewis and Abigail L Musselman 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 3 day of FEB., 2025

Notary Signature
My commission expires: 2.22.2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Rosa Riusech Lewis

STATE OF Texas
COUNTY OF El Paso

On this 31st day of January, 2025, before me personally appeared Rosa Riusech Lewis, 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 31st day of January, 2025. by Rosa Riusech Lewis

Notary Signature
My commission expires: 5-9-2027

LAURA DELGADO
Notary ID #4583748
My Commission Expires
May 9, 2027