WARRANTY DEED

File #25-118

Karen Johnson
Batch # 1244551
03/10/2025 10 16 05 AM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20250310-0017732

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2025

Notary Public

MY COMMISSION EXPIRES 7.17.28

(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Debbie Campbell	NEW OWNER	148-03-0-131 00
(NAME)	(NAME)	
2205 WOODCLIFF DR		
(ADDRESS)	(ADDRESS)	
SMYRNA, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sandra H. Hooper, a widow** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debbie Campbell and Paul Chrisman, Tenants in Common,** HEREINAFTER CALLED THE GRANTEE, 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 No 884 on the Plan of Cherokee Hills, Section Eight, as of record in Book 3700, Page 154, Register's Office for said County

Said Lot No 884 fronts 73 0 feet on the northeasterly margin of Overby Drive, and extends back 154 3 feet on the northwesterly line and 157 8 feet on the easterly line, to a line in the rear on which it measures 73 0 feet

Being the same property conveyed to George Ronald Hooper and wife, Sandra H Hooper by Warranty Deed from James F Judd and wife, Ruby P Judd of record in Book 4355, page 177, Register's Office for Davidson County, Tennessee, dated July 30, 1969 and recorded on August 04, 1969 George Ronald Hooper having since died on March 29, 2021, leaving Sandra H Hooper as surviving spouse under tenacy by the entirety Kellie Hooper Arrant executes this instrument on behalf of Sandra H Hooper pursuant to a general power of attorney recorded simultanously herewith

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 232 Overby Drive, Nashville, TN 37013

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my hand this 7th day of March, 2025.

Sandra H. Hooper by Kellie Hooper Arrant, Attorney in Fact
Sandra H Hooper by Kellie Hooper Arrant, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of March, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kellie Hooper Arrant, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Sandra H Hooper for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Sandra H Hooper, and is authorized by Sandra H Hooper to execute this instrument on her behalf

Witness my hand, at office, this 7th day of March, 2025

Notary Signature
My commission expires 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
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Brentwood, TN 37027