Karen Johnson Davidson County
Batch# 1263217 DEEDWARR
04/22/2025 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20250422-0030878

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-1446

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00 Hailey Hooks

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of April, 2025

Notary Public

Commission Expires: 06-16-2026

Courtney Snyder STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Mahan 516 Pima Road Madison, TN 37115	**Nicholas Mahan** **516 Pima Road** **Madison TN 37115**	042-12-0-100.00

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,

Michael J. Hooks, Jr, an unmarried man

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

Nicholas Mahan, an unmarried man

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 No. 3 of the Resubdivision of Lot No. 10 on the Plan of Gridiron Heights, of record in Book 6200, Page 882, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael J. Hooks, Jr., an unmarried man by Warranty Deed from Isabelle Smith Jackson, Trustee of James Welburn Jackson and Isabelle Smith Jackson Family Trust of record in Instrument No. 20170929-0099820 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 29, 2017.

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: 516 Pima Road, Madison, TN 37115.

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 16 day of April, 2025.

Michael J. Hooks, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of April, 2025, before me personally appeared Michael J. Hooks, Jr, 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 16 day of April, 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

Tennessee Certification of Electronic Document

I, **Hailey Hodges**, 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 **04-16-2025** (date of document).

Hailey Hodges

Affiant Signature

04-16-2025

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this **16th** day of **April**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: **06-16-2026**

NOTARY'S SEAL

