Karen Johnson Davidson County
Batch# 1270819 DEEDWARR
05/08/2025 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250508-0036160

WARRANTY DEED

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 1·22·29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fry Revocable Living Trust dated March 30, 2023	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME) 504 Foundation Ct., A	(NAME) 408 Highway 76	090 16 0 211.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) White House, TN 37188	
(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, WE, **WILMA GAY WILLIAMS, EXECUTRIX OF THE ESTATE OF HILDA GAY HOOKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY FRY AND HALEY FRY, AS TRUSTEES OF THE FRY REVOCABLE LIVING TRUST DATED MARCH 30, 2023,** 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. 394 on the Plan of CHARLOTTE PARK, SECTION 5, of record in Plat Book 2663, Pages 111 and 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 394 fronts 81.0 feet on the Easterly side of Foundation Court and extends back 160 feet on the Northerly line and 175.7 feet along a broken line on the Southerly line to a dead line in the rear on which it measures 20.7 feet.

Being the same property conveyed to Hilda Gay Hooker, by Quitclaim Deed from David W. Hooker, of record in Book 4524, Page 453, in the Register's Office of Davidson County, Tennessee, dated June 17, 1971, and recorded on July 29, 1971. Also see Marital Dissolution Agreement executed in that certain case styled Hilda Gay Hooker v. David W. Hooker, Case No. 62450, Circuit Court of Davidson County, Tennessee. The said Hilda Gay Hooker died on July 03, 2024, testate, devising subject property to Heirs and Devisees of Hilda Gay Hooker. See Probate Case 24P2508, Davidson County Seventh Circuit Court.

Being the same property conveyed to David W. Hooker and wife, Hilda Gay Hooker, by Cash Deed from Philip N. Brownstein, of Washington, D. C., as Federal Housing Commissioner, of record in Book 3854, Page 927, in the Register's Office of Davidson County, Tennessee, dated January 20, 1965, and recorded on January 28, 1965.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

PM2025-502

unimproved
This is improved x property, known as 502 Foundation Ct., Nashville, TN 37209

(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 23rd day of April, 2025

ESTATE OF HILDA GAY HOOKER

BY: Wilma Gay Williams
WILMA GAY WILLIAMS, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Wilma Gay Williams,** with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Executrix** of the **Estate of Hilda Gay Hooker** the within named bargainor, and that she as **Executrix**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Executrix** of the **Estate of Hilda Gay Hooker**.

Witness my hand and official seal this 23 day of April, 2025.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/28

Notary Public

PM2025-502

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 23, 2025.

Affiant Signature

8th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

