THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550974**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $820,000.00. Affiant Subscribed and sworn to before me, this 3rd day of July, 2025. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-10-2027

Karen Johnson Davidson County
Batch# 1295252 DEEDWARR
07/09/2025 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20250709-0053762

WARRANTY DEED

Address New Owner: Margreete Johnston 112 Longwood Place Nashville TN 37215	Send Tax Bills To: Legacy Home Loans dba Steadfast Mortgage 408 Hwy 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 117 09 0B 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Alicia Hooks, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margreete Johnston, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of LONGWOOD, of record in Book 5200, page 86, as revised in Book 5419, Page 183, Register's Office for said County.

Said Lot No. 7 fronts 61.57 feet on the Easterly margin of Longwood Place and extends back between lines measuring 70.0 feet on its Southerly line and 70.0 feet on its Northerly line to a line in the rear measuring 61.0 feet thereon.

Being the same property conveyed to Mary Alicia Hooks, and husband, Robert Stickley Hines, Jr., by Warranty Deed from Patsy Ann Bradley, unmarried, of record in Instrument No. 20110913-0070864, in the Register's Office of Davidson County, Tennessee, dated September 12, 2011 and recorded on September 13, 2011. The said Robert Stickley Hines, Jr. died on February 11, 2018, leaving Mary Alicia Hooks as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONGWOOD, as recorded in Plat Book 5200, Page(s) 86 as amended in Book 5419, Page 183.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5344, Page 353; and as amended Bylaws recorded in Instrument No. 20081031-0108920, Instrument No. 20120621-0054661, Instrument No. 20130716-0073196, Instrument No. 20140218-0013710 and Instrument No. 20181128-0115840.

Easement recorded in Book 5980, Page 667 and Book 5980, Page 681.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6925, Page 836.

Charter for Longwood Cooperative Corporation recorded as Book 5662, Page 143.

This is improved property located at 112 Longwood Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2025.

Mary Alicia Hooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Alicia Hooks, 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, at office, this 3rd day of July, 2025.

SHIRA KINSEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tammy Carney,** 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 this the 3rd day of July, 2025.

Affiant Signature

Date 7.3.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

