Karen Johnson
Batch # 1310085
08/14/2025 10:22:12 AM
Fees: $13.00 Taxes: $1,239.50

Davidson County
DEEDWARR
2 pgs

20250814-0064739

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this 12 day of August, 2025.

Notary Public
My commission expires:
5/8/29

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Hook **David Lewis Hook** **Maragret Anne Hook**	CMG Mortgage, Inc. dba CMG Financial	**08012012700**
2717 Hydes Ferry Road	3160 Crow Canyon Rd.	
Nashville, TN 37218	San Ramon, CA 94583	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 2717 Hydes Ferry Road Trust dated April 11, 2025

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Hook, a single man and Davis Lewis Hook and Margaret Anne Hook, 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 No. 35, Plan of River Meadows, Section 2, of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 2717 Hydes Ferry Road Trust, by Warranty Deed from Elgin K Simmons, married man, dated April 11, 2025, of record in Instrument No. 20250415-0028385, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4723, page 396, said Register's Office.

Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution Ol pollution.

Changes in the boundaryof the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

Any cemetery, burial plot or fire tower which may be located within or adjacent to the boundaries of the property and the rights of ingress and egress on the plat of the general public to any said cemetery, burial plot or fire tower.

Easement for ingress and egress to and from the cemetery.

The lien of 2025 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2717 Hydes Ferry Road, Nashville, TN 37218.

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 in 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.

_____ Date: 8-11-25
The 2717 Hydes Ferry Road Trust dated April 11, 2024
By: Erin Dias
It's: Trustee

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 2717 Hydes Ferry Road Trust and that she is authorized by The 2717 Hydes Ferry Road Trust to execute this instrument on its behalf.

Witness my hand, at office, this 11 day of August, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

