WARRANTY DEED

Karen Johnson Davidson County
Batch# 1317805 DEEDWARR
09/03/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,827.80
20250903-0070257

File No. CR-25-10769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hooper	New Owner	
(NAME)	(NAME)	072-11-0L-004.00-CO
1511D Ann Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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/we, **Tracie Troester, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Hooper, an unmarried man**, 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 Unit No. D, on the Plan of Ann Street Homes, a Horizontal Property Regime with Private Elements, shown as Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140729-0067240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Troester and Tracie Troester, husband and wife by Warranty Deed from Chris Thomas Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20161103-0116469 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on November 03, 2016.

Being the same property conveyed to The JHLT Irrevocable Trust dated June 12, 2024 by Quit Claim Deed from David J. Troester and Tracie Troester, husband and wife of record in Instrument No. 20240718-0054281 Register's Office for Davidson County, Tennessee, dated June 12, 2024 and recorded on July 18, 2024.

Being the same property conveyed to Tracie Troester, a single woman by Quit Claim Deed from Jocelyn Beth Troester, Trustee of the JHLT Irrevocable Trust dated June 12, 2024 of record in Instrument No. 20241230-0100994 Register's Office for Davidson County, Tennessee, dated December 26, 2024 and recorded on December 30, 2024.

This is property more commonly known as 1511D Ann Street, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 2nd day of September, 2025.

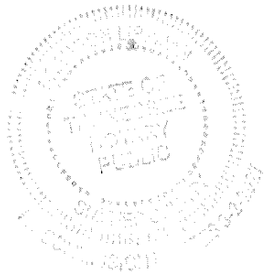
Tracie Troester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2025, before me personally appeared Tracie Troester, 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 2nd day of September, 2025.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D Hardwick, 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 **September 2, 2025**.

Date

D Hardwick

Affiant Signature

September 3, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

