WARRANTY DEED

Karen Johnson
Batch # 1331256
10/07/2025 02 55 16 PM
Fees $13 00 Taxes $1,387 50

Davidson County
DEEDWARR
2 pgs

20251007-0080096

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Cipriano Montesinos Angeles ETUX	Cipriano Montesinos	102-07-0-074 00
(NAME)	(NAME)	
6543 Upton Lane	6543 Upton Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Dennis Scott Hooper, as Successor Trustee of the Shirley Hooper Family Trust dated February 28, 2025**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cipriano Montesinos and Jamileth Montesinos**, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Angeles

Land in Davidson County, Tennessee, Being Lot No 66 on the Plan of Charlotte Park, Section 26-B, as of record in Book 3842, page 203, described as follows

Beginning at a point in the southerly margin of Upton Lane, common corner of Lots 66 and 67, thence with the line between said lots, southerly 200 21 feet, then south 36°43'50" west 11 08 feet thence with the line between Lots Nos. 65 and 66, northwesterly 209.58 feet to a point in the southerly margin of Upton Lane, thence with said margin, curving easterly 100 19 feet to the point of the beginning

Being the same property conveyed to Hal W Hooper and wife, Shirley L Hooper by Warranty Deed from Peggy M Wentz now Peggy Farrar, dated 06/24/1972, of record in Book 4614, Page 140, Register's Office for Davidson County, Tennessee

The said Hal W Hooper a/k/a Howell Watson Hooper died on 04/26/2004, leaving the said Shirley Hooper the sole surviving tenant by the entirety

Being the same property conveyed to Shirley Logsdon Hooper as Trustee of the Shirley Hooper Family Trust by Quit Claim Deed from Shirley L Hooper, dated 02/28/2005, of record in Instrument No 200503300034427, Register's Office for Davidson County, Tennessee

Shirley Logsdon Hooper having since died on or about February 27, 2023, leaving Dennis Scott Hooper as Successor Trustee of the Shirley Hooper Family Trust dated February 28, 2025

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 6543 Upton Lane, 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 GRANTEE(S), his/her/their assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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

Effective the 23rd day of September, 2025

The Shirley Hooper Family Trust dated February 28, 2025

By _____
Dennis Scott Hooper, Successor Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dennis Scott Hooper, Successor Trustee of the Shirley Hooper Family Trust dated February 28, 2025 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth

Witness my hand and Official seal at office on this 23rd day of September, 2025

_____
Notary Public

My Commission Expires 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. JM-BL-25-6543