Karen Johnson Davidson County
Batch# 1337335 DEEDWARR
10/23/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20251023-0084338

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2025.

Notary Public

My commission expires: 9/18/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Front Porch Properties, LLC and Nova Construction, LLC	New Owner(s)	169-00-0-024.00
804 Thatcher Way		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DWAYNE L. HOOPER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRONT PORCH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND NOVA CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of the original William Linton Tract of Land, and described according to a Loan Survey by T. R. Sanford, Surveyor, March 28, 1949, as follows:

BEGINNING at a point in the southerly margin of State Highway 100 at the northeasterly corner of the property conveyed to Minnie May Price by deed of record in Book 1101, page 436, said Register's Office; thence along Price's easterly line, South 32 deg. East 910.8 feet to a point; thence South 86-1/2 deg. East 52.8 feet to a point; thence North 3-1/2 deg. East 165 feet to a point in the westerly line of F. L. King property; thence with King's Line North 29-1/2 deg. West 805.2 feet to a point in the southerly margin of State Highway 100; thence with the margin of said Highway, South 60 deg. West 150 feet to the beginning.

Being the same property conveyed to Dwayne L. Hooper, unmarried by Warranty Deed from Bernie W. Klose, unmarried of record in Book 7403, Page 522, Register's Office for Davidson County, Tennessee, dated November 6, 1987 and recorded on November 16, 1987, being re-recorded on January 12, 1988 in Book 7446, Page 997, in aforesaid Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 8809 Highway 100, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of October, 2025.

Dwayne L. Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dwayne L. Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of October, 2025.

Notary Public

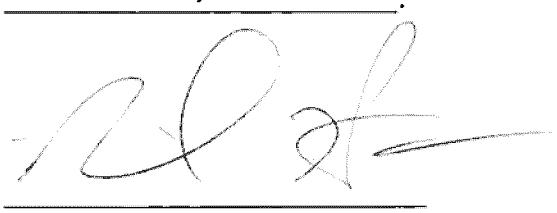
My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Nick Harris, 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 **October 17, 2025**.



Affiant Signature

10/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17** day of **October**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

