Prepared by:
Record and Return To:
Goodman and Rosenthal Title, Inc
Hickory Hills Blvd., Suite 130
[illegible] 37215

Karen Johnson
Batch # 1427511
06/03/2026 09:49:05 AM
Fees: $13.00 Taxes: $2,405.00

20260603-0049963

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Hooper and Anne Charlotte Hooper		
(NAME)	(NAME)	104-15-0-017.00
2803 West Linden Avenue		
(ADDRESS)	(ADDRESS) NEW OWNER	
Nashville, TN 37212		
(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, **Beckys Rentals LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Hooper and Anne Charlotte Hooper, husband and wife,** 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 the westerly 50 feet of the easterly 100 feet of the northerly 134 feet of Lot No. 32 on the Plan of Belair of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 32 fronts 50 feet on the southerly side of West Linden Avenue and runs back in parallel lines 134 feet to a dead line.

BEING the same property conveyed to Mrs. Rebecca MacDavis by deed from James P. Johnson, Trustee, of record in Book 4611, page 403, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas D. McKinney and Mrs. Rebecca Mac Davis by deed from John V. Adams, Trustee, of record in Book 4619, page 813, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rebecca MacDavis by quitclaim deed from John V. Adams, Trustee, of record in Book 4870, page 286, Register's Office for said County.

Being the same property conveyed to Mark MacDavis (being one and the same person as J. Mark Davis) by Deed from Rebecca MacDavis, of Record in Book 5412, Page 51, said Register's Office for Davidson County, Tennessee, Rebecca MacDavis having reserved a life estate for herself. The said Rebecca MacDavis died on December 14, 1996.

Being the same property conveyed to Becky's Rentals, LLC by Quitclaim deed from J. Mark Davis (being one and the same person as Mark MacDavis) of record in Book 10409, page 814, Register's Office for Davidson County, Tennessee, dated 1/31/1997 and recorded on 1/31/1997.

This is property more commonly known as 2803 West Linden Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 28th day of May, 2026.

Beckys Rentals LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Mark Davis, Member

STATE OF GEORGIA
COUNTY OF FAYETTE

Before me, NANA P BOAKYE of the state and county mentioned, personally appeared Jonathan Mark Davis, Member of Beckys Rentals LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member of Beckys Rentals LLC, the within named bargainor, a Limited Liability Company, and that such Jonathan Mark Davis, Member of Beckys Rentals LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in GA, this 28 day of MAY, 2026.

_____
Notary Signature

Printed Name: NANA P BOAKYE

My commission expires: 1/7/29

NANA P BOAKYE
NOTARY
EXPIRES
GEORGIA
01/07/2029
PUBLIC
FAYETTE COUNTY