Karen Johnson Davidson County
Batch# 1429461 DEEDWARR
06/08/2026 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,027.60
20260608-0051486

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $548,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: ~~OCTOBER 25, 2026~~ 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260156

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jonathan Thomas Hooker and Carmel Romero Hooker, Co-Trustees of The Hooker Family Trust dated April 1, 2024	**Jonathan Thomas Hooker and Carmel Romero Hooker, Co-Trustees of The Hooker Family Trust dated April 1, 2024**	098-13-0C-116.00-CO
(NAME)	(NAME)	
1120 Seven Points Pass	1120 Seven Points Pass	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 Dollars ($548,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES WILLS AND LINDA WILLS, EQUALLY AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE JONATHAN THOMAS HOOKER AND CARMEL ROMERO HOOKER, CO-TRUSTEES OF THE HOOKER FAMILY TRUST DATED APRIL 1, 2024, 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:

A certain tract or parcel of Land lying and being in the Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 79 on the Plan of Phase Four, Section One, The Meadows of Seven Points, of record in Instrument 20040227-0022425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Wills and wife, Linda Wills by Warranty Deed from Frank Batson Homes, Inc. of record in Instrument No. 20050107-0002879 Register's Office for Davidson County, Tennessee, dated January 05, 2005 and recorded on January 07, 2005.

Being the same property conveyed to James Wills and Linda Wills, equally as tenants in common by Quitclaim Deed from James Wills and wife, Linda Wills of record in Instrument No. 20220608-0065575 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on June 08, 2022. James Wills and James I. Wills being one and the same person.

unimproved ☐
This is improved ☒ property, known as 1120 Seven Points Pass, Hermitage, TN 37076
(House No.) (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 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 our hands this 5th day of June, 2026.

James I. Wills by Dana Baker as Attorney in Fact
James I. Wills, by Dana Baker as his attorney-in-fact

Linda Wills by Pam West White as Attorney in Fact
Linda Wills, by Pam West White as her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Baker, as attorney-in-fact forJames I. Wills, 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 within instrument as the free act and deed of the said James I. Wills, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said James I. Wills, and recorded in Instrument No. 20260527-0048153, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 5th day of June 2026.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pam West White, as attorney-in-fact for Linda Wills, 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 within instrument as the free act and deed of the said Linda Wills, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said Linda Wills, and recorded in Instrument No. 20260520-0045601, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 5th day of June 2026.

Notary Public

Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 June 5, 2026.

(AFFIANT) – Karen Suggs

06/05/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 5th day of June, 2026.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY