Send Tax Bill to:
HMD Title Partners LLC
2206 21st Ave S.
Nashville TN 37212

Karen Johnson
Batch # 1460532
08/18/2026 01:45:32 PM
Fees: $13.00 Taxes: $3.70
Davidson County
DEEDWARR
2 pgs
20260818-0076877

Prepared by and return after recording to:
NOTESTINE LAW FIRM
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES DONALD HOOVER**, a single person, of Franklin County, TN (hereinafter "Grantor"), does hereby CONVEY AND WARRANT to **HMD TITLE PARTNERS LLC**, a Tennessee Limited Liability Company, whose address is 2206 21st Ave S Nashville, TN 37212 (hereinafter "Grantee"), the following described real property situated in **DAVIDSON** County, Tennessee, to wit:

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being the easterly half of lot No. 13 on the Plan of George Burrus' Subdivision of lot No. 81 of the Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee. Said part of lot No. 13 fronts 50 feet 1 inch on the northerly side of Curdwood, formerly Maplewood, Boulevard, and runs back between lines 241.5 feet on the easterly line and 244.37 feet, more or less, on the westerly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Donald Howard Hoover and wife, Nola Myrtle Hoover by deed of record in Deed Book 4190, Page 141, Register's Office for Davidson County, Tennessee. Donald Howard Hoover having predeceased his wife on February 22, 1969. Nola Myrtle Hoover died in Michigan on June 22, 2001. See Affidavit of Heirship for Nola Myrtle Hoover of record in Instrument No. 20220112-0004096, said Register's Office.

Tax Map/Parcel ID: 061110169.00

COMMONLY KNOWN AS: 1007 Curdwood Blvd, Nashville, TN 37216

This conveyance is made subject to: (1) all easements, rights-of-way, and restrictions of record; (2) all applicable zoning and land use regulations; and (3) all real property taxes and assessments for the current year and subsequent years.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances thereunto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, their heirs and assigns forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized and possessed of said property in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the title to said property is free and clear of all encumbrances except as noted herein; and that Grantor will WARRANT AND DEFEND the title to said property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed as of the 13Th day of AUGUST, 2026.

GRANTOR:

James Donald Hoover

JAMES DONALD HOOVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1,000.00
_____, **Affiant**
Subscribed and sworn before me this the
18 **Day of** August, **20**26.
J. Rivera, **Deputy Register**

STATE OF TENNESSEE §

COUNTY OF BEDFORD §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES DONALD HOOVER with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he/she executed the within instrument.

Witness my hand and official seal in SHELBYVILLE, TN, this 13Th day of AUG, 2026.
City and State

_____
Notary Public

My Commission Expires
March 17, 2030

My commission expires: _____

ASHOK KUMAR PATEL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY