BOX 10-A

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 579203 DEEDWARR
02/26/2021 09:40:37 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210226-0024437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aubrey B. Harwell Jr., Trustee | New Owner | |
| (NAME) 1201 Demonbreun St., Ste. 1000 | (NAME) | 073 09 0 095.00 |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) | |
| (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, WE, **EDNA H. TURNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUBREY B. HARWELL JR., TRUSTEE,** 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:

**Land in Davidson County, Tennessee, being Lot No. 111 on the Section Two Burchwood Gardens, of record in Book 2900, Page 66, Register Office Davidson County, Tennessee.**

**Said Lot No. 111 fronts 80 feet on the Northeasterly side of Welcome Lane and extends back 165.06 feet on the Southeasterly line and 161.91 feet on the Northwesterly line, to a dead line measuring 80 feet thereon.**

**Being the same property conveyed to Edna H. Turner, by Quitclaim Deed from Amanda Gale Crook and Danielle Leigh Hopkins, fifty percent (50%) undivided interest, of record in Instrument No. 20151016-0105411, in the Register's Office of Davidson County, Tennessee, dated October 16, 2015 and recorded on October 16, 2015.**

**Being the same property conveyed to Amanda Gale Crook and Danielle Leigh Hopkins, as tenants in common, their successors and assigns, fifty (50%) undivided interest, by Special Warranty Deed from Estate of Daniel Lee Hopkins, of record in Instrument No. 20151016-0105410, in the Register's Office of Davidson County, Tennessee, dated October 16, 2015 and recorded on October 16, 2015. Affidavit of Heirship recorded in Instrument No. 20150928-0098459; Instrument No. 20150928-0098460 and Instrument No. 20150928-0098461.**

**Said Eddie Clarence Hopkins (a/k/a Ed C. Hopkins) died on November 13, 1989, intestate and survived by his spouse, Elizabeth Jones Hopkins, who by operation of law and rights of survivorship became the sole titleholder in and to the above described real property.**

**Said Elizabeth Jones Hopkins died on May 22, 1999, intestate, widowed and survived by her only two children, Daniel Lee Hopkins and Edna H. Turner, who took title in and to the above described real property by intestate succession, as tenants in common, as follows: fifty percent (50%) undivided interest to Daniel Lee Hopkins and fifty percent (50%) undivided interest to Edna H. Turner.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

**Said Daniel Lee Hopkins died on October 1, 2014, intestate, unmarried and survived by his only two children, Amanda Gale Crook and Danielle Leigh Hopkins. The estate of the late Daniel Lee Hopkins is currently being administered in the Chancery Court for Sumner County, Tennessee as Case No. 2014-PR-479 with Order dated and entered as of December 2, 2014, naming Amanda Gale Crook and Danielle Leigh Hopkins as the Co-Administrators.**

**Being the same property conveyed to Ed C. Hopkins and wife, Elizabeth Jones Hopkins, by Warranty Deed from Impala Homes, Inc., a Tennessee corporation, of record in Book 3179, Page 443, in the Register's Office of Davidson County, Tennessee, dated January 26, 1961 and recorded on January 27, 1961.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1811 Welcome Lane, Nashville, TN 37216
(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 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 hand this 25 day of Feb., 2021

Edna H. Turner

EDNA H. TURNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna H. Turner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2021.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public