Karen Johnson Davidson County
Batch# 763649 DEEDWARR
12/01/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20211201-0158426

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Collin

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2021.

DANIELLE CANDELARIA
Notary ID #133384489
My Commission Expires
October 11, 2025

Notary Public

(Notary Stamp)

My commission expires: 10/11/2025

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Kristopher Lawrence Whipple and Elizabeth E Whipple** | New Owner | **083-12-0-021.00** |
| **2512 Barclay Drive** | | |
| **Nashville, TN 37206** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**James L. Hopkins and Dana J. Hopkins, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Kristopher Lawrence Whipple and Elizabeth E Whipple, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samantha Snow, married, by Warranty Deed from Randy Huffines, AKA Randy F. Huffines, and Teri Blunkall, AKA Teri Ann Blunkall, the Heirs of Charles F. Huffines, of record in Instrument No. 20110919-0072526 Register's Office for Davidson County, Tennessee, dated September 15, 2011 and recorded on September 19, 2011.

Being the same property conveyed to James L. Hopkins and Dana J. Hopkins, husband and wife, by Warranty Deed from Samantha Snow, married, of record in Instrument No. 20191018-0106996 Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on August 18, 2019.

This is improved property known as **2512 Barclay Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of November, 2021.

James L. Hopkins

Dana J. Hopkins

**STATE OF** Texas
**COUNTY OF** Collin

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James L. Hopkins and Dana J. Hopkins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of November, 2021.

Notary Public
My Commission Expires: 10/11/2025

SolomonParks File No. 21-000507-526

DANIELLE CANDELARIA
Notary ID #133384489
My Commission Expires
October 11, 2025

SP 11/2015

Certificate of Authenticity

I, A Scott Hubbard, 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 11/19/21.

Date

A. Scott Hubbard

Affiant Signature

11/23/21

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 23rd day of NOV, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON