Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9118

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of January, 2022

Notary Public

Commission Expires: 10-20-24

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

Karen Johnson Davidson County
Batch# 796396 DEEDWARR
01/27/2022 02:25:30 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20220127-0010092

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Ernest and Kenneth Ernest 239 Rep. John Lewis Way North Unit 501 Nashville, TN 37219	New owner at property address	093-06-1B-501.00-CO

WARRANTY DEED

FOR AND IN 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,

James S. Hopkins and wife, Lydia B. Hopkins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Ernest, a married man and Kenneth Ernest, a married man, as joint tenants with right of survivorship

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 unit in Davidson County, Tennessee, being Unit No. K501, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067, amended at Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected at Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James S. Hopkins, and wife, Lydia B. Hopkins by Warranty deed from Adrienne M. Roll, married of record in Instrument No. 20130416-0037555 Register's Office for Davidson County, Tennessee, dated April 12, 2013 and recorded on April 16, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 239 Rep. John Lewis Way North, Unit 501, Nashville, TN 37219

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 so 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.

Dated this the 12th day of January, 2022.

James S. Hopkins

James S. Hopkins

Lydia B Hopkins

Lydia B. Hopkins

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~WILLIAMSON~~ Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James S. Hopkins and Lydia B. Hopkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Florence, Alabama Brentwood, Tennessee this 12th day of January, 2022.

Angie D Brandon
Notary Public, Alabama State At Large
My Commission Expires Aug 18 2024

Angie D Brandon

Notary Public
My Commission Expires: 08/18/2024

True Copy Certification

I, Yvette Meldrum, 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 Jan. 12, 2022

Signature 1/12/22 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of January, 2022

Notary's Signature

My Commission Expires: 10.28.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-28-2024