This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14668-AP

Karen Johnson Davidson County
Batch# 809805 DEEDWARR
02/23/2022 10:28:46 AM 2 pgs
Fees: $13.00 Taxes: $12,610.54

20220223-0020424

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,408,253.38.

Affiant

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22nd day of February, 2022.

Notary Public
My Commission Expires: 1-6-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William J. Hopke Renee Hopke 4515 Harpeth Hills Dr. Nashville, TN 37215	Newowner	130-11-0-061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chandelier Development Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William J. Hopke and Renee Hopke, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Landin Davidson County, Tennessee, being Lot No. 4 of Block "D" on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Together with a strip of land fronting 25 feet on Harpeth Hills Drive, running westerly along parallel lines 263.2 feet, to a dead line measuring 25 feet thereon, said strip running along and in conjunction with the northerly line of the above referenced Lot No. 4, of Block "D", Tyne Meade, Book 1424, pages 12, 13 and 14, RODCTN, said strip being abandoned in the Forsythe Place Right-of-Way Abandonment, Metro Ordinance No. BL2015-1069.

Being the same property conveyed to Chandelier Development, Inc., a Tennessee corporation by Warranty Deed from Christiane D. Haemmerlein, unmarried, dated July 10, 2020, recorded July 13, 2020, of record in Instrument No. 20200713-0076153, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4514 Harpeth Hills Drive, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 22nd day of February, 2022.

GRANTOR:

Chandelier Development Inc.,
a Tennessee Corporation

By: _____
Joel Lyons, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Chandelier Development Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of February, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024