Karen Johnson Davidson County
Batch# 893906 DEEDWARR
07/26/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20220726-0085314

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. AT-22-2635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sebastine Ikaehor Eraga and Hanna Samaya Eraga, as Trustees of The Sebastine Eraga Family Trust dated February 23, 2022	New Owner	
(NAME) 0 Spence Court	(NAME) 2703 B Morena Street	094-16-0-027.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville TN 37208	
(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, I/we, **Stanley Hopp, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sebastine Ikaehor Eraga and Hanna Samaya Eraga, as Trustees of The Sebastine Eraga Family Trust dated February 23, 2022**, HEREINAFTER CALLED THE GRANTEE, 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 part of the undeveloped portion of property shown on the Plan of Spence Circle, of record in Book 1424, Page 62, Register's Office for said County, and being more particularly described as follows, to-wit:

Beginning at a point 210 feet South 86 degrees East of the Northeasterly margin of Lot 27 shown on the said plan in Book 1424, Page 62, said point being the Northeasterly corner of Lot No. 30 shown on the Plan of Spence Circle, First Addition, of record in Book 1835, Page 43, said Register's Office; thence South 2 degrees 7 minutes West 233.84 feet, along the Easterly line of said Lot No. 30, to the Southeast corner of said Lot No. 30; thence Southwardly 50 feet, more or less, across Spence court to the Northeasterly corner of Lot No. 31 on the said plan of record in Book 1835, Page 431; thence South 2 degrees 7 minutes West 159 feet, along the Easterly line of said Lot No. 31, to the Southeast corner of said Lot No. 31; thence North 86 degrees 34 minutes West 70 feet, along the Southerly line of said Lot No. 31, to the Southwest corner of said Lot No. 31, being also the Southeast corner of Lot No. 17 on the plan in Book 1424, Page 62; thence South 2 degrees 5 minutes West 145 feet, along the Westerly lines of Lot Nos. 18 and 19 on the Plan of record Book 1424, Page 62, to the Southeast corner of said Lot No. 19, being also the Northwest corner of Lot No. 32 on the Plan of Spence Circle, Section Two, of record in Book 1835, Page 46; thence South 85 degrees 30 minutes 28" East 246.39 feet, along the Northerly lines of Lot Nos. 32, 33, 34 and 36 on the plan in Book 1835, Page 46, to the Northeasterly corner of said Lot No. 35; thence North 3 degrees 44 minutes East 418.08 feet to a point; thence South 87 degrees 13 minutes East 214.16 feet to a point; thence North 13 degrees 54 minutes West 180.68 feet to a point; thence North 86 degrees 35 minutes West 349.8 feet to the point of beginning.

Being the same property conveyed to Stanley Hopp and Torque Development

Group, LLC by Warranty Deed from Olympus Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20180103-0001101, Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on January 03, 2018.

Being the same property conveyed to Stanley Hopp, married by Quitclaim Deed from Stanley Hopp, married and Torque Development Group, LLC, of record in Instrument No. 20211021-0141436, Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 21, 2021.

This was not a martial residence.

This is property more commonly known as 0 Spence Court, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 18th day of July, 2022.

Stanley Hopp by Joshua L. Hunter, Attorney-In-Fact

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 Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Stanley Hopp, and that this instrument was executed on behalf of the said Stanley Hopp for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 18th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 01-06-2022

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 JULY 18, 2022.

Date

Affiant Signature

7/24/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON