WARRANTY DEED

Karen Johnson Davidson County
Batch# 919663 DEEDWARR
09/21/2022 02:04:25 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20220921-0105033

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David P. Hopson	New Owner	155-10-0-A-029.00 CO
(NAME)	(NAME)	
505 Wa Weka Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Phillip M. Stone and Joanna I. Stone, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David P. Hopson and Carolyn R. Hopson, husband and wife,** 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. 81 on the Final Plat, McCrory Trace Estates, as of record in Book 6900, pages 720 through 723, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael A. Wyss and wife, Rebecca R. Wyss, by Warranty Deed from Geoff P. Moore and wife, Janet A. Moore, dated July 17, 2006, of record in Instrument No. 20060719-0087167, Register's Office for Davidson County, Tennessee. Rebecca R. Wyss died, whereupon Michael A. Wyss became the sole owner of said property as the surviving tenant by the entirety. AND Being the same property conveyed to Phillip M. Stone and Joanna I. Stone, husband and wife as tenants by the entirety, by Warranty Deed from Michael A. Wyss, unmarried, dated June 3, 2015, of record in Instrument No. 20150616-0057246, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 505 Wa Weka Circle, Nashville, TN 37221
(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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 6900, pages 720-723, corrected in Book 7825, page 429; Restrictions of record in Book 7241, page 597 and Book 7576, page 846; By-Laws of record in Book 7576, page 831; Articles of Incorporation/Charter of record in Book 7576, page 821; Easement for right of way and public utilities of record in Instrument No. 20021104-0134797; Conveyance for common areas of record in Book 7820, page 342, re-recorded in Book 8013, page 698; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 20th day of September, 2022.

Phillip M. Stone

Joanna I. Stone

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Phillip M. Stone and Joanna I. Stone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of September, 2022.

Notary Public
My Commission Expires: _____

File No.: 36764

