WARRANTY DEED

Karen Johnson Davidson County
Batch# 932523 DEEDWARR
10/21/2022 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20221021-0114893

File #22-DM-2001-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clarissa Hopwood and Gary Hopwood, Trustees of The Hopwood Family Living Trust dated May 30, 2000	**SAME**	
(NAME)	(NAME)	**083-14-0-086.00**
2001 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY GRAY, AN UNMARRIED WOMAN, AND THOMAS B. SMITH, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLARISSA HOPWOOD AND GARY HOPWOOD, TRUSTEES OF THE HOPWOOD FAMILY LIVING TRUST DATED MAY 30, 2000** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of the Subdivision of the 56 acre tract of J.I.D. Hinds, Trustee, not of record.

According to a printed copy of said plan, said Lot No. 22 fronts 50 feet on the Northerly side of Russell Street and runs back between parallel lines 160 feet to the alley.

Being the same property conveyed to Kelly Gray and Thomas B. Smith, wife and husband by Warranty Deed from Sylvia J. Heaney, Judy Carnegie Helms, Cassondra Hollingshead, Joshua Phillips, Justin Phillips, Deborah L. Segroves and Gloria J. Travis, as their interest may appear of record in Instrument No. 20100720-0056492 Register's Office for Davidson County, Tennessee, dated July 09, 2010 and recorded on July 20, 2010.

Grantors having since divorced of record in the Fourth Circuit Court for Davidson County, Tennessee, in Docket No. 22D714.

This conveyance is subject to:
*Subject to all matters as shown on the Plan of the Subdivision of the 56 acre tract of J.I.D. Hinds, not of record.
*Restrictive Covenant for Accessory Dwelling of record in Instrument Number 20140411-0030746, in the Register's Office for Davidson County, Tennessee.
*No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
*Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2001 Russell Street, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 20th day of October, 2022.

Kelly Gray By C. Loy Carney, Attorney to Fact
Kelly Gray by C. Loy Carney,
her Attorney-In-Fact

Thomas B. Smith By C. Loy Carney, Attorney to Fact
Thomas B. Smith by C. Loy Carney,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C. Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Kelly Gray and acknowledged that he executed the same as the free act and deed of the said Kelly Gray.

Witness my hand, at office, this 20th day of October, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C. Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Thomas B. Smith and acknowledged that he executed the same as the free act and deed of the said Thomas B. Smith.

Witness my hand, at office, this 20th day of October, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 20th day of October, 2022.

Affiant Signature
Date 10/20/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

