WARRANTY DEED

Karen Johnson Davidson County
Batch# 950943 DEEDWARR
12/13/2022 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20221213-0129329

STATE OF TENNESSEE
COUNTY OF ~~Robertson~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026

(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Adam Patrick Hopwood	New Owner	041 070 079
(NAME)	(NAME)	
1204 Lyric Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Caleb Roberts, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Adam Patrick Hopwood, a single man, 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. 10 on the plan of Bell Valley, of record in Plat Book 3500, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 10 fronts 110.2 feet on the Northerly margin of Lyric Lane and runs back between lines 149.7 feet on the Easterly line and 145.6 feet on the Westerly line to a dead line on which it measures 114 feet.

Being the same property conveyed to Caleb Roberts by deed from Tanya Vlahovic of record in Instrument 20220518-0057499, Register's Office, Davidson County, Tennessee.

The subject property is not the marital residence of the grantor nor the grantor's spouse.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 3500, Page 45, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1204 Lyric Lane, Nashville, TN 37207

(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.

Witness my hand this 8th day of December, 2022.

Caleb Roberts

STATE OF TENNESSEE

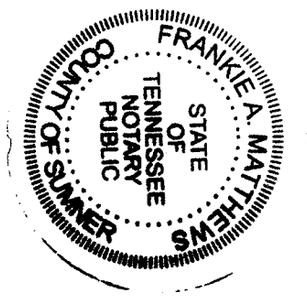
COUNTY OF Robertson

On this 8th day of December, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Caleb Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,



Certificate of Authenticity

I, Joshua A. Terry, 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 12/8/2022.

Affiant Signature

12/13/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON