Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Karen Johnson Davidson County
Batch# 953411 DEEDWARR
12/20/2022 10:55:20 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20221220-0131324

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December 2022.

Notary Public
My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin W. Hopkins 405 Midnight Sun Circle Nashville, TN 37211	New Owner	172-08-0B-024.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerard Drees and Joyce Drees, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Benjamin W. Hopkins and Leah M. Fassinger, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled the Plan of Bridle Downs, Phase 1, of record in Plat Book 6900, pages 701-703, as corrected by Certificate of Correction of record in Book 8169, page 240 and Book 8477, page 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gerard Drees and Joyce Drees, husband and wife, from Lillian Cabrera and Basilio S. Cabrera, husband and wife, by Warranty Deed and recorded on June 27, 2016 of record Instrument Number 20160627-0065130, Registers Office for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Brian Hurst as Attorney-in-Fact for Gerard Drees and Joyce Drees, which Power of Attorney is recorded in Instrument No. 20221220-0131324 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 405 Midnight Sun Circle, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 16th day of December, 2022.

Gerard Drees by Brian Hurst his attorney in fact
His Attorney-in-fact

Joyce Drees by Brian Hurst her attorney in fact
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Gerard Drees and Joyce Drees**, and who acknowledged that he executed the same as the free act and deed of **Gerard Drees and Joyce Drees**.

Witness my hand and official seal at Franklin, Tennessee, this the 16th day of December, 2022.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2022117607