THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Sumner** The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.** Brenda Norton **Affiant** Subscribed and sworn to before me, this **24th day of February, 2023.** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 974348 DEEDWARR
02/27/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230227-0013536

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Petty and Todd Mingle **4104 Edwards Avenue** **Nashville, TN 37216**	**First National Bank** **100 Cinema Drive** **Hendersonville, TN 37075**	**061-10-0-087** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Justin Hoppe and Jeremy Hoppe, Heirs to The Estate of Teresa Lynn Hoppe**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Michael Ray Petty, an unmarried individual, and Robert Todd Mingle, a married man** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 68 feet of Lot No. 111 on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Teresa Lynn Hoppe, unmarried from Anthony R. Hoppe by Quitclaim Deed dated 10/21/14, and recorded on 11/6/14, in Instrument No. 20141106-0102662, Register's Office for Davidson County, Tennessee.

The said Teresa Lynn Hoppe having since passed away on September 30, 2022 leaving Jeremy Hoppe and Justin Hoppe as heirs to the property per Affidavit of Heirship dated January 31, 2023, of record in Instrument No.202302270013534__ **and Affidavit of Heirship dated February 15, 2023, of record in Instrument No.** _202302270013535__, **Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **4104 Edwards Avenue, Nashville, TN 37216**.

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 in 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(s) this **24th day of February, 2023.**

Estate of Teresa Lynn Hoppe

Justin Hoppe, Heir

Jeremy Hoppe, Heir

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of February, 2023, Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Hoppe and Jeremy Hoppe, Heirs of the Estate of Teresa Lynn Hoppe, with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Heirs of the Estate of Teresa Lynn Hoppe, executed the foregoing instrument for the purposes contained, by signing their names as Heirs.

Witness my hand, at office, this 24th day of February, 2023.

Notary Signature
My commission expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

HE-2023-010

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 02/24/23 (date of document).

Affiant Signature

02/27/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 27th day of February, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL