Karen Johnson Davidson County
Batch# 984604 DEEDWARR
03/24/2023 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230324-0021761

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-23-2023
(AFFIX SEAL)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

PREPARED BY & ~~RETURN TO:~~
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH23-05367

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sophie M Wood and Jim Wood and Rhonda Wood 2216 Belle Creek Way Nashville, TN 37221-2536	New Owner	141-03-0C-013-00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Hypnar and Amber Hypnar, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sophie M Wood, a single woman and Jim Wood and Rhonda Wood, husband and wife, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors 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 Unit No. 13, Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Declaration established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180417-0036143, Depiction of Property Attached as Exhibit "A-1', Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as 'Exhibit "B" said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson, Tennessee.

Being the same property conveyed to Brian Hypnar and Amber Hypnar, husband and wife by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20181030-0107108, Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on October 30, 2018. (Value of consideration shown in aforementioned deed $295,000.00.).

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2216 Belle Creek Way, Nashville, TN 37221-2536**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of March, 2023

Brian Hypnar

Amber Hypnar

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 Hypnar and Amber Hypnar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 3rd day of March, 2023.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Deborah Devine, 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 3-3-23.

Date

Affiant Signature

3-24-23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of March, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)