This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20732-MC

Karen Johnson Davidson County
Batch# 1000315 DEEDWARR
05/05/2023 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20230505-0033672

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $379,999.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2023.

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/15/25

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Monisola D. Delano<br>8622 Altesse Way<br>Brentwood, TN 37027 | CapStar Bank<br>2002 Richard Jones Road, Ste A300<br>Nashville, TN 37215 | 181 14 0A 248.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Karen Hopper and William Hopper, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Monisola D. Delano, a single woman**, hereinafter called the Grantee(s), his/her/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 Unit 165 on the plan of the Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration of Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No.20070130-0012170, as Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20050922-0114218; as amended in Instrument No. 20061228-0160255; as Supplemented in Instrument Nos. 20060328-0035297 and 20060501-0049958, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Karen Hopper and William Hopper, wife and husband, by Warranty Deed from Alexandra Leeann Schock and husband, Shane Michael Schock, of record in Instrument No. 20190606-0054035, in the Register's Office of Davidson County, Tennessee, dated June 04, 2019 and recorded on June 06, 2019.

This Instrument executed on behalf of Karen Hopper and William Hopper ("Principal") by Stefan Hopper pursuant to the Power of Attorney of record in Instrument Number 202305050033670 and Instrument Number 202305050033671, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **8622 Altesse Way, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 3rd day of May, 2023.

**GRANTOR:**

Karen Hopper by Stef Hopper, her attorney in fact
**Karen Hopper by Stefan Hopper, her Attorney-In-Fact**

William Hopper by Stef Hopper, his attorney in fact
**William Hopper by Stefan Hopper, his Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Stefan Hopper** the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Karen Hopper and William Hopper**, ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of May, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: Karen Hopper and William Hopper
To: Monisola D. Delano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 3rd day of May, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 May 3, 2023.

Affiant
Date: May 5th, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of May 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY