WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

ANITA L PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000 00

Lisa Marie Hopkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES 4/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lisa Marie Hopkins	Bond Mortgage, LLC	108-04-0-085
(NAME)	(NAME)	
828 Fitzpatrick Road	1111 N Maple Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1003697 **DEEDWARR**
05/16/2023 10 07 56 AM 2 pgs
Fees $13 00 Taxes $1,583 60

20230516-0036473

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Aurora C Scott, unmarried hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Lisa Marie Hopkins, unmarried woman hereinafter called the GRANTEE(S), his/her/their 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. 288, on the Plan of Larchwood, Section Three, as shown on the plat of record in Book 5200, Page 540, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Aurora C. Scott, unmarried by Warranty Deed from Marinda J Hamann, unmarried, and Michael K. Mueller, unmarried, as joint tenants with right of survivorship, dated 06/27/2019, of record in Instrument No. 20190702-0064775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 828 Fitzpatrick Road, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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

GRANTEE(S), his/her/their 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

Effective the 12th day of May, 2023

Aurora C Scott

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aurora C Scott, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of May, 2023.

Notary Public:
My Commission Expires. _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

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100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075