WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,990,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jeffrey S. Hopmayer, and his successors in trust, as Trustee of the Jeffrey S. Hopmayer Trust	Jeffrey S. Hopmayer, and his successors in trust, as Trustee of the Jeffrey S. Hopmayer Trust	117-01-0-206.00
(NAME)	(NAME)	
3710 Woodlawn Drive	3710 Woodlawn Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20231907

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Volunteer Builders, LLC** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey S. Hopmayer, and his successors in trust, as Trustee of the Jeffrey S. Hopmayer Trust**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 24th Council District of Davidson County, Tennessee, and described as follows:

Being Lot No. 3, Woodlawn Subdivision, as shown on plat of record in Instrument No. 20201030-0127061, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to Volunteer Builders, LLC, a Tennessee limited liability company by Warranty Deed from Jonathan Pennington, Executor for the Estate of Phyllis Thorp Pennington, dated February 28, 2020 and filed of record in Instrument No. 20200305-0024671, Register's Office for Davidson County, Tennessee.

Also subject to:

Utility easement appearing of record in Instrument No. 20210719-0096412, Register's Office for said County.

Declaration of Covenants for Stormwater Facilities and Systems appearing of record in Instrument No. 20201008-0117108 and Instrument No. 20200929-0112044, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 3710 Woodlawn Drive, Nashville, TN 37215
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 1068717 **DEEDWARR**
11/06/2023 11:33:27 AM 2 pgs
Fees: $13.00 Taxes: $14,763.00

20231106-0086615

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Witness my hand this 3rd day of November, 2023

Volunteer Builders, LLC

BY: _____
Charles Lee Phillips, Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Lee Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC , the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 1st of November, 2023.

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My Commission Expires: 3/25/25