Karen Johnson Davidson County
Batch# 1130714 DEEDWARR
05/03/2024 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20240503-0032690

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/16/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joshua Paul Hopson and Jessica Bowers Hopson, husband and wife | NEW OWNERS (NAME) | |
| 1108B Grandview Dr (ADDRESS) | 1108B GRANDVIEW DRIVE (ADDRESS) | 118-13-1B-002.00-CO |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37204 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Clinton D. Langston and Sunny Nicole Allen, as joint tenants with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua Paul Hopson and Jessica Bowers Hopson, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151026-0108447. and amended in an Amendment to Declarations of Covenants, Conditions and Restrictions for 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160901–0092250, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, Instrument No. 20151026-0108447, the plat filed as Exhibit "B" to said Amendment appearing in Instrument No. 20160901–0092250, and Bylaws appended thereto as Exhibit "C", of the Declaration, Instrument No. 20151026-0108447 said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Clinton D. Langston and Sunny Nicole Allen, as joint tenants with right of survivorship by Warranty Deed from Claiborne Kruze and Karly Kruze, husband and wife of record in Instrument No. 20210903-0119087 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 03, 2021.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1108B Grandview Dr, Nashville, TN 37204
(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 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. 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 2nd day of May, 2024.

**WARRANTY DEED**
(Continued)

Clinton D. Langston

Sunny Nicole Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clinton D. Langston and Sunny Nicole Allen, as joint tenants with right of survivorship, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of May, 2024.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

*Please Return to:*
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Spencer Gross, 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 **May 2nd, 2024**.

Date

Affiant Signature

**May 2nd, 2024**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025