Karen Johnson Davidson County
Batch# 1131645 DEEDWARR
05/06/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,953.60
20240506-0033233

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-1511

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of May, 2024

Notary Public

Commission Expires: 3.20.28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cahil Bhanji 1204 Lyric Lane Nashville, TN 37207	NEW OWNER	041-07-0-079.00

WARRANTY DEED

FOR AND IN 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,

Adam Patrick Hopwood, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cahil Bhanji, unmarried man,

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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Bell Valley, of record in Plat Book 3500, Page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 110.2 feet on the Northerly margin of Lyric Lane and runs back between lines 149.7 feet on the Easterly line and 145.6 feet on the Westerly line to a dead line on which it measures 114 feet.

Being the same property conveyed to Tanya Vlahovic by Warranty Deed from Michael R. Shoemaker and wife, Miyong Shoemaker of record in Instrument No. 20170509-0046117 Register's Office for Davidson County, Tennessee, dated May 02, 2017 and recorded on May 09, 2017.

Being the same property conveyed to Caleb Roberts by Warranty Deed from Tanya Vlahovic, an unmarried woman of record in Instrument No. 20220518-0057499 Register's Office for Davidson County, Tennessee, dated May 09, 2022 and recorded on May 18, 2022.

Being the same property conveyed to Adam Patrick Hopwood, a single man, by Warranty Deed from Caleb Roberts, married, of record in Instrument No. 20221213-0129329 Register's Office for Davidson County, Tennessee, dated December 08, 2022 and recorded on December 13, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1204 Lyric Lane, Nashville, TN 37207

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 so 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.

Dated this the 3rd day of May, 2024.

Adam Patrick Hopwood

Adam Patrick Hopwood

STATE OF Nevada
COUNTY OF Clark

On this 3rd day of May, 2024, before me virtually appeared Adam Patrick Hopwood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2024.

Notary Signature
My commission expires: 11/05/2024

Travon Demetri Chambers
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-5657-01
Expires November 5, 2024

Notarized remotely using audio-video communication technology via Proof.

I, Jordan T. Myers, 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 05/03/2024 (date of document).

Affiant Signature

Date 05/06/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

