Karen Johnson Davidson County
Batch# 1230290 DEEDWARR
01/27/2025 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20250127-0006025

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249614** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $730,000.00. Affiant Subscribed and sworn to before me, this 17th day of January, 2025. Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Michael Hopkins and Stevie Choate 721 Powers Avenue Unit A Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 07 0O 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory C. Leo and Julia A. Leo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Hopkins, an unmarried person and Stevie Choate, an unmarried person, as joint tenants with right of survivorship,**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the Horizontal Property Regime for 721 POWERS AVENUE TOWNHOMES, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141124-0107796, as amended in Instrument No. 20150211-0012717, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory C. Leo and Julia A. Leo, husband and wife, by Warranty Deed from Jared Spiller and Amber Spiller, husband and wife, of record in Instrument No. 20180823-0083684, in the Register's Office of Davidson County, Tennessee, dated June 22, 2018, and recorded on August 23, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TILLMAN SUBDIVISION PART - 1, as recorded in Plat Book 1130, Page(s) 29.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141124-0107796 as amended in Instrument No. 20150211-0012717.

This is improved property located at 721 Powers Avenue Unit A Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of January, 2025.

Gregory C. Leo by Ryan Dieck Attorney in Fact
Gregory C. Leo
By: Ryan Dieck, Attorney in Fact

Julia A. Leo by Ryan Dieck Attorney in Fact
Julia A. Leo
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Gregory C. Leo and Julia A. Leo and that he is authorized by Gregory C. Leo and Julia A. Leo to execute this instrument on their behalf.

WITNESS my hand, at office, this 17th day of January, 2025.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 17, 2025.

Affiant Signature

27th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

