THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Wilson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8240-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1242651 DEEDWARR
03/03/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250303-0015819

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-24-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Hopper and Melinda Hopper	New Owner	
405 Laurel Hill Drive		064-13-0B-061.00-CO
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Patricia Ann Atkinson, a single person, and Sherry Atkinson, married, joined by her spouse, Lori A. Spinks**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESE NTS DO TRANSFER AND CONVEY UNTO **Alan Hopper and Melinda Hopper, husband and wife**

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 405, in a Horizontal Property Regime as shown on the condominium site plan of LAUREL HILL COURTYARD HOMES, as of record in Plat Book 6900, Page 573, in the Register's Office, Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof to the By-Laws for the administration thereof to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, easements and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of LAUREL HILL COURTYARD HOMES, as of record in Plat Book 6900, Page 573, and Master Deed of record in Book 7466, Page 438 and amended in Book 7717, Page 82, restated in Book 8197, Page 779, Register's Office for said County.

Being the same property conveyed to Patricia Ann Atkinson, unmarried, and Sherry Atkinson, unmarried, as tenants in common with right of survivorship by Warranty Deed from James N. Presley, Jr., unmarried of record in Instrument No. 20130125-0008169 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 25, 2013. Lori A. Spinks, spouse of Sherry Atkinson, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **405 Laurel Hill Drive, Old Hickory, TN 37138**

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 our hands this the 28th day of February, 2025.

Patricia Ann Atkinson

Sherry Atkinson

Lori A. Spinks

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Ann Atkinson and Sherry Atkinson and Lori A. Spinks,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/28/2025 (date of document).

Emma Howard
Affiant Signature

2/28/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 28 day of Februrary, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL