Name and Address of New Owner:
George W. Hopper
17 Ashington Lane
Brentwood, TN 37027

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1245493 DEEDWARR
03/10/2025 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,589.63
20250310-0017931

Map & Parcel No: 160-11-0A-103.00-CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Key Partners LLC, a Tennessee Limited Liability Company, and Engauge Properties LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George W. Hopper, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Hemmingwood, Phases II, III and IV of record in Book 6900, Pages 6, through 8, inclusive Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Barbara Anne Clark and her Successors in Trust, as Trustee of the Barbara Anne Clark Revocable Trus,t by Quitclaim Deed from Barbara A. Clark of record in Instrument No. 20150720-0070686 Register's Office for Davidson County, Tennessee, dated November 06, 2014 and recorded on July 20, 2015.
>
> Being the same property conveyed to Key Partners, LLC, a Tennessee Limited Liability Company, and Engauge Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kathryn Clark, Successor Co-Trustee of the Barbara Anne Clark Revocable Trust u/a/d October 2, 2022, of record in Instrument No. 20241010-0078690 Register's Office for Davidson County, Tennessee, dated October 09, 2024 and recorded on October 10, 2024.
>
> Being improved property known as 17 Ashington Lane, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10 day of March, 2025.

Key Partners LLC, a Tennessee Limited Liability Company

By: _____
Edward Pietschmann, Member

State of Tennessee
County of Williamson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Edward Pietschmann, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Key Partners, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand, at office, this 10 day of March, 2025.

_____
Notary's Signature
My commission expires: 11/28/27

Engauge Properties LLC, a Tennessee Limited Liability Company

By: _____
Christopher Alan Gauger, Managing Member

State of Tennessee
County of Williamson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Christopher Alan Gauger, Managing Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member of Engauge Properties LLC, the within named bargainor, a Limited Liability Company, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand, at office, this 10 day of March, 2025.

_____
Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## AFFIDAVIT OF VALUE

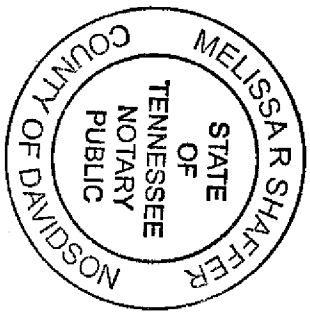
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $699,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10 day of March, 2025.

Notary Public
My commission expires: 5-3-26
File No. GNT-25-3879



**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-10-25.

Affiant Signature

3-10-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of March, 2025.

Notary Signature

My Commission Expires: 5-9-26

