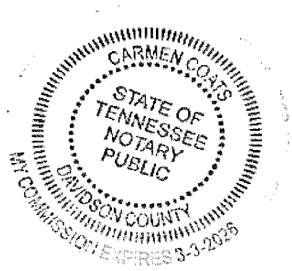
Karen Johnson Davidson County
Batch# 1281634 DEEDWARR
06/05/2025 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250605-0044169

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2025.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lane Patterson	Lane Patterson	117-03-0H-104.00-CO
2600 Hillsboro Pike #104	2600 Hillsboro Pike #104	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE WADE HOPPER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANE PATTERSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 104, The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-00165620 and Instrument No. 20060210-0016562, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to James R. Eller, a single man by Warranty Deed from Thomas D. Hodgkiss, a married man of record in Instrument No. 20190716-0069305 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 16, 2019.

Being the same property conveyed to George Wade Hopper, a single man by Warranty Deed from James R. Eller, a married man of record in Instrument No. 20240508-0034045 Register's Office for Davidson County, Tennessee, dated May 1, 2024 and recorded on May 8, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2600 Hillsboro Pike #104, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2025.

George Wade Hopper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George Wade Hopper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

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 June 2. 2025.

Affiant Signature

5th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

