RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250551067

Karen Johnson
Batch # 1285609
06/18/2025 10 22 19 AM
Fees $13 00 Taxes $1,868 50

Davidson County
DEEDWARR
2 pgs

20250618-0047971

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $505,000.00

Affiant

Subscribed and sworn to before me this 17th day of June, 2025.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires

My Commission Expires 10/4/27

WARRANTY DEED

Address New Owner	Send Tax Bills To.	Tax Information
Britton Waller and Molly Waller 8005 Sawyer Brown Rd Nashville TN 37221	New Owner	Tax Parcel ID No 128 14 0 095.00

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, **Phillip Hartwell Hoppe and Rachel Lee Hoppe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Britton Waller and Molly Waller, husband and wife**, ("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 Lot No 3 on the Plan of STACY SQUARE, SECTION 1 of record in Plat Book 3842, Page 134, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Hartwell Hoppe, an unmarried man, by Warranty Deed from Stephen Gitschlag and Jenna Neff Gitschlag, husband and wife, of record in Instrument No 20200224-0020027, in the Register's Office of Davidson County, Tennessee, dated February 18, 2020 and recorded on February 24, 2020.

Rachel Lee Hoppe joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Phillip Hartwell Hoppe

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 STACY SQUARE, SECTION 1, as recorded in Plat Book 3842, Page(s) 134

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4165, Page 953

Easement for Water Line, recorded in Book 7803, Page 672

This is improved property located at 8005 Sawyer Brown Rd Nashville TN 37221

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 June, 2025.

Phillip Hartwell Hoppe

Rachel Lee Hoppe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip Hartwell Hoppe and Rachel Lee Hoppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2025.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028