WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00 .

Ashley C Kindell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2025.

Mary Gail Porter
Notary Public
COMMISSION EXPIRES: 12-05-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1304203 DEEDWARR
07/31/2025 02:09:30 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20250731-0060811

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larissa Marsh	**SAME**	098-05-0-183
(NAME)	(NAME)	
5131 Hunters Point Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Chloe McLean Hopper, f/k/a Chloe McLean Baur and Jackson Hornsby Hopper, Jr., wife and husband, and Catherine Rhea McLean, a married woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larissa Marsh, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 48-B on the plan of Zone Lot Division of Lots 23, 27, 28 and 48 Hunter's Point Subdivision, of record in Plat Book 5200, Page 736, as amended in Plat Book 6900, Page 366, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chloe McLean Baur, a single woman and Catherine Rhea McLean, a married woman, joint tenants with right of survivorship by Warranty Deed from Ashley Thon and Evan Thon, wife and husband of record in Instrument No. 20210830-0116253 Register's Office for Davidson County, Tennessee, dated August 24, 2021 and recorded on August 30, 2021.

Being the same property conveyed to Chloe McLean Baur an unmarried person and Catherine Rhea McLean, a married person and Jackson Hornsby Hopper, Jr, an unmarried person, as joint tenants with right of survivorship by Quitclaim Deed from Chloe McLean Baur and Catherine Rhea McLean of record in Instrument No. 20210908-0120395 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on September 8, 2021.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5131 Hunters Point Lane (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

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. successors 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, successors 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 30 day of July, 2025.

Chloe McLean Hopper, f/k/a Chloe McLean Baur

Jackson Hornsby Hopper, Jr.

Catherine Rhea McLEan

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Chloe McLean Hopper, f/k/a Chloe McLean Baur, Jackson Hornsby Hopper, Jr., and Catherine Rhea McLean, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30 day of July, 2025.

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

Commission Expires: 11/26/2028

Certificate of Authenticity

I, Anthony N. Greco, 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 the 31st day of July, 2025.

Anthony N. Greco, Affiant — 07/31/2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 31st day of July, 2025.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT, III
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027