This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $625,000 00

Affiant

Subscribed and sworn before me this the 1ST day of August, 2025

Notary Public
My commission expires

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

Karen Johnson
Batch # 1311298
08/18/2025 11 04 53 AM
Fees $13 00 Taxes $2,312 50

Davidson County
DEEDWARR
2 pgs

20250818-0065617

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Phillip Hartwell Hoppe Rachel Hoppe 545 Cold Stream Pl Nashville, TN 37221	**New Owner**	155-07-0B 046 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PINNACLE BANK, AS TRUSTEE OF THE CLAUDIA A HAZATONE LIVING TRUST DATED MARCH 20, 2001, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHEL HOPPE AND PHILLIP HARTWELL HOPPE, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee being Lot No 57, on the Plan of Revision No 1, Final Plat of Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green), as of record in Book 9700, Page 390, and Revised in Book 9700, Page 784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Claudia A Hazatone Living Trust dated March 20, 2001 by deed of correction dated 08/06/2025, of record in Instrument No 20250806-0062389, Register's Office for said County

Being the same property conveyed to Claudia A Hazatone Living Trust Revocable Living Trust, by deed dated 12/21/2009, from Claudia A Hazatone, of record in Instrument No 20091229-0117975, Register's Office for said County

Also being the same property conveyed to Claudia A Hazatone by deed dated 04/23/2004, from French River Development Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20040427-0047396, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 545 Cold Stream Pl , Nashville, TN 37221

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/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 15th day of August, 2025

Claudia A Hazatone Living Trust dated March 20, 2001

PINNACLE BANK, Trustee

By _____
Lee Horn, Sr Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Horn, Sr Vice President, as representative of Pinnacle Bank, a Nashville, Tennessee bank, the Trustee, 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 and official seal this 15th day of August, 2025

My commission expires
7/17/26

_____
Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY