WARRANTY DEED

Karen Johnson
Batch # 1311453
08/18/2025 02 51 PM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20250818-0065855

JM-C-25-3059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES: 11-9-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC FRANCIS RUDY DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Alice and Bryan Essary Living Trust dated July 25, 2019	**Same As New Owner**	
(NAME)	(NAME)	**117-02-OD-025.00-CO**
224 West Hillwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET LYNN HOPKIRK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALICE AND BRYAN ESSARY LIVING TRUST DATED JULY 25, 2019,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A Certain Condominium apartment in Davidson County, Tennessee, being Unit No 25 on the Plan of The Clairmont Condominiums, of record in Plat Book 6200, Page 551, Register's Office for said County, which plan and record reference thereof are incorporated herein and made a part hereof by reference

Being the same property conveyed to Margaret L Purcell, unmarried by Warranty Deed from Irene F Durham, unmarried of record in Instrument No 20160229-0019100 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 29, 2016

The said Margaret L Purcell having since married Ian Hopkirk, is now known as Margaret Lynn Hopkirk

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 7096, Page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and Book 8263, page 703, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 7096, Page 948, Book 8108, Page 993, Book 8251, Page 180, Instrument No 20081210-0119056, Instrument No 20140314-0021310, Instrument No 20180413-0035061 and in Instrument No 20241125-0091945, in the Register's Office for Davidson County, Tennessee
- Charter for the Clairrmont Condominium HOA of record in Book 7137, Page 826, Book 796, Page 128; Book 8168, Page 430 and Book 8172, Page 28, in the Register's Office for Davidson County, Tennessee
- Conveyance of Common Area of record in Book 7000, Page 153, Book 7370, Page 995, Book 7961, Page 410 and Book 8380, Page 642, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer Easement of record in Book 4067, Page 943, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3059-U Woodlawn Drive, Nashville, Tennessee 37215**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the13th DAY OF AUGUST, 2025

Margaret Hopkirk

Margaret Lynn Hopkirk

Ian Hopkirk

Ian Hopkirk, spouse of Margaret Lynn Hopkirk, hereby joins in this conveyance and does transfer and convey any and all marital interest Ian Hopkirk may have in and to the above-described tract or parcel of land

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 13th of August, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IAN HOPKIRK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the13th of August, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 August 13, 2025

Affiant Signature August 15, 2025

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 15th day of August, 2025