THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250851866**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $597,500.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2025. Notary Public My Commission Expires: 1/30/29

Karen Johnson
Batch # 1314707
08/26/2025 09 59 36 AM
Fees $13 00 Taxes $2,210 75
20250826-0068115

Davidson County
DEEDWARR
2 pgs

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

WARRANTY DEED

Address New Owner: Anthony Wilson 448 Oakley Drive Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 04 0 014.00

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, **Paul T. Hoppe and Bonnie M. Hoppe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Wilson , a single man**, ("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. 1023 on the Plan of BRENTWOOD HALL, SECTION 14 of record in Plat Book 2663, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul T. Hoppe and wife, Bonnie M. Hoppe, by Warranty Deed from Joseph F. Crosby and Jessica B. Crosby, husband and wife, of record in Instrument No. 20161017-0109438, in the Register's Office of Davidson County, Tennessee, dated October 14, 2016 and recorded on October 17, 2016.

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 BRENTWOOD HALL, SECTION 14, as recorded in Plat Book 2663, Page(s) 129.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2905, Page 287.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2396, Page 523.

This is improved property located at 5005 Kincannon Dr Nashville TN 37220

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 25th day of August, 2025.

Paul T. Hoppe

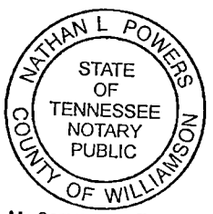
Bonnie M. Hoppe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul T. Hoppe and Bonnie M. 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 25th day of August, 2025.

Notary Public
My Commission Expires: _____



My Commission Expires
November 25, 2028