WARRANTY DEED

(SEAL)

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 THE 22 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

Karen Johnson Davidson County
Batch# 1315496 DEEDWARR
08/27/2025 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250827-0068771

File #25-TC-0305-COMP

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-29-2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Austin Norbert Hopcia	**New Owner**	
(NAME)	(NAME)	**108 08 0 245.00**
305 Poplar Hill Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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,

MATTHEW SIFFERT AND DELARAM TAKYAR, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

AUSTIN NORBERT HOPCIA, A MARRIED MAN,

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:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled SECTION 4, TRAILWOOD, of record in Plat Book 6900, Page 311, 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 Matthew Siffert and Delaram Takyar, husband and wife, by Warranty Deed from Klaudyna A. Smit and Wouter Smit, wife and husband, of record in Instrument No. 20220610-0066023, in the Register's Office of Davidson County, Tennessee, dated June 01, 2022, and recorded on June 10, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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 SECTION 4, TRAILWOOD, as recorded in Plat Book 6900, Page(s) 311.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 305 Poplar Hill Court, Nashville, TN 37214.

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 the 21 day of August, 2025.

Matthew Siffert

Delaram Takyar

STATE OF Colorado
COUNTY OF Boulder

On this 21st day of August, 2025, before me personally appeared Matthew Siffert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2025.

Notary Signature
My commission expires: July 9, 2026

Nicole Drane
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064023654
MY COMMISSION EXPIRES July 9, 2026

STATE OF Colorado
COUNTY OF Boulder

On this 21st day of August, 2025, before me personally appeared Delaram Takyar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2025.

Notary Signature
My commission expires: July 9, 2026

Nicole Drane
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064023654
MY COMMISSION EXPIRES July 9, 2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Adde Dilworth, 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 August 21, 2025.

Date

Affiant Signature — 08/21/2025 Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 21st day of August, 2025.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)