WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321392 DEEDWARR
09/12/2025 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20250912-0072853

File #25-DW-0909-C

(SEAL)

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Brandon Bell	**Envoy Mortgage, LTD**	
(NAME)	(NAME)	
525 Norton Avenue	**PO Box 19190**	**082 03 0 473.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Houston, TX 77224-9190**	
(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,

BRIAN E. HOPPES AND RACHEL W. HOPPES, A MARRIED COUPLE,

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

BRANDON BELL, AN UNMARRIED 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 No. 5, on the Plan of WILLS, SHARPE AND CRUTCHER'S ADDITION, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian E. Hoppes and Rachel W. Hoppes, husband and wife, by Warranty Deed from James A. Ridley and Beverly Ridley, husband and wife, of record in Instrument No. 20080213-0014332, in the Register's Office of Davidson County, Tennessee, dated February 08, 2008 and recorded on February 13, 2008.

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 WILLS, SHARPE AND CRUTCHER'S ADDITION, as recorded in Plat Book 57, Page(s) 82.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **BRIAN E. HOPPES**, which Power of Attorney is recorded in Instrument Number __202509120072851___, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **RACHEL W. HOPPES**, which Power of Attorney is recorded in Instrument Number __202509120072852___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **909 Lischey Avenue, Nashville, TN 37207.**

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 11th day of September, 2025.

Brian E. Hoppes by John Bishop, Attorney-In-Fact

Brian E. Hoppes by John Bishop, Attorney-In-Fact

Rachel W. Hoppes by John Bishop, Attorney-In-Fact

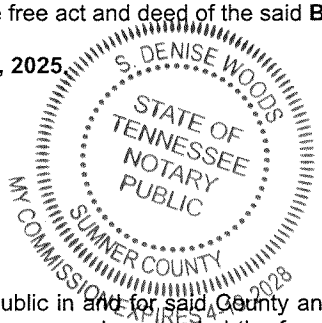
Rachel W. Hoppes by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **BRIAN E. HOPPES**, and who acknowledged he/she/they executed the same as the free act and deed of the said **BRIAN E. HOPPES**.

Witness my hand and official seal this **11th** day of **September, 2025.**

S. Denise Woods
Notary Signature
My Commission Expires: _____

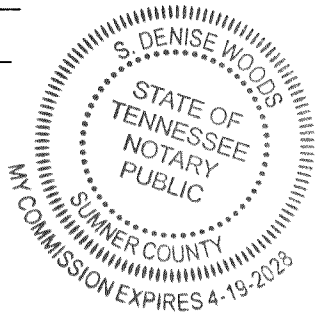


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **RACHEL W. HOPPES**, and who acknowledged he/she/they executed the same as the free act and deed of the said **RACHEL W. HOPPES**.

Witness my hand and official seal this **11th** day of **September, 2025.**

S. Denise Woods
Notary Signature
My Commission Expires: _____



True Copy Certification

I, **Denise Woods,** 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 this the 11 day of September, 2025.

Denise Woods
Affiant Signature
Date 9/11/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029