Karen Johnson Davidson County
Batch# 1326209 DEEDQC
09/24/2025 09:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250924-0076127

PREPARED BY:
Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 24, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Hopper Family Trust
8291 Greenbriar Road
Joelton, TN 37080

Send Tax Bills To:
Same

Map-Parcel Number:
005 00 0 039.00

QUITCLAIM DEED

Mitchell E. Hopper and Shannon L. Hopper, Husband and Wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Hopper Family Trust**, dated September 24, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 24, 2025**.

Mitchell E. Hopper

Shannon L. Hopper

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Mitchell E. Hopper and Shannon L. Hopper**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 24, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 25, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated August 30, 1979, and revised February 18, 1980, and known as Job No. 79181, as follows:

Beginning at an iron pin on the westerly margin of Greenbrier Road (25 feet from the center line), said point of beginning being the southeast corner of this tract and being 326.88 feet northerly from the northeast corner of the Bonnie R. Baker land, of record in Book 5288, page 958, Register's Office for said County; thence with the margin of said road, a curve to the left having a radius of 448.75 feet, a distance along the curve of 275.20 feet to an iron pin; thence leaving the margin of said road, South 82 deg. 42 minutes 39 seconds W, passing the center of an ingress and egress easement at 239 feet, in all 531.28 feet, to an iron pin in the line of the H.J. Saxer land, of record in Book 4884, page 465, said Register's Office; thence with Saxer's line, South 09 deg. 13 minutes 06 seconds W, 568.64 feet to a point in the center of Forbes Road (private); thence with the center of said road, South 72 deg. 26 minutes 12 seconds E. 100.00 feet to a point; thence leaving the center of said road, North 09 deg. 13 minutes 06 seconds E, 172.74 feet to a point; thence, North 68 deg. 19 minutes 00 seconds E., passing the center of the aforesaid ingress and easement at approximately 381.92 feet, in all 640.92 feet, to the point of beginning, containing 5.32 acres, more or less.

Being the same property conveyed to Mitchell E. Hopper and Shannon L. Hopper, Husband and Wife, from Kerry Fuqua and Lisa Fuqua, Husband and Wife, by deed of record in Instrument No. 20030326-0039971, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 8291 Greenbriar Road, Joelton, TN 37080.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 September 24, 2025.

Affiant Signature

9/24/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
September 24, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028