Karen Johnson Davidson County
Batch# 1328221 DEEDQC
09/30/2025 08:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250930-0077512

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 17 day of September, 2025.

Notary Public

My Commission Expires: _____

SARAH CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MARCH 21, 2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
William Elliston Hopkins II and Rachel Louise Hopkins, Trustees 7945 Highway 100 Nashville, TN 37221	SAME	Map 150-00-0 Parcel 050-00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Elliston Hopkins, II and spouse, Rachel Louise Hopkins**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **William Elliston Hopkins, II and Rachel Louise Hopkins, Trustees of the William and Rachel Hopkins Family Trust, established by the Revocable Trust Agreement of William Elliston Hopkins, II and Rachel Louise Hopkins dated September 21, 2020**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 17 day of September, 2025.

William Elliston Hopkins, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Elliston Hopkins, II, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of September, 2025.

My Commission Expires: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 21, 2026

Notary Public

Rachel Louise Hopkins

Rachel Louise Hopkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Louise Hopkins, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2025.

My Commission Expires: KELLIE BARBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

Kellie Barber

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND in the 9th Civil District of Davidson County, Tennessee, being Lot No. 20 of Harpeth Heights, Section 5, plan not found of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated October 26, 1963, as follows:

BEGINNING on the southerly margin of Highway 100 at a point 438 feet east of the Northeast corner of the property conveyed to Alvin W. Terrell & Son, Inc., by deed from E. U. Buchi and wife, Mary Louise Ouchi, of record in Book 3821, Page 903, Register's Office for Davidson County, Tennessee; thence, southerly 300 feet; thence easterly 146 feet; thence, northerly 300 feet to the southerly margin of Highway 100; thence, with the same westerly 146 feet to the Beginning.

Being the same property conveyed to William Elliston Hopkins, II, and spouse, Rachel Louise Hopkins, by deed from Dennis E. Thweatt and wife, Joyce E. Thweatt, of record in Instrument No. 20131220-0128824 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1) Restrictive Covenant for Detached Structure of record in Instrument No. 20010105-0001765, Register's Office for Davidson County, Tennessee;

2) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20010803-0083218, Register's Office for Davidson County, Tennessee; and

3) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved property known as 7945 Highway 100, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 September 26, 2025.

09/29/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of September, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

