Karen Johnson Davidson County
Batch# 1382591 DEEDQC
02/18/2026 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0012951

QUITCLAIM DEED

Note: This instrument is prepared based upon information provided by the parties. No title search was performed in preparation of this Quitclaim Deed. The preparer makes no representation as to the status of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF February, 2026.

NOTARY PUBLIC

My Commission Expires: 9/28/2026

CHERYL A. DILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis
ORTALE KELLEY, Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel Hopfensperger 289 Ben Hill Drive Antioch, TN 37013	6 Spyglass Hill Brentwood, TN 37027	187-01-0B-100.00-CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Susan Hopfensperger and Daniel Hopfensperger, Wife and Husband, ("Grantors")**, by these presents, quitclaims, grants, and conveys unto **Daniel Hopfensperger, a married man, ("Grantees")**, his heirs and assigns, any and all right, title, and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Phase 4, District 3, Burkitt Ridge SP Subdivision of record in Plat at Instrument No. 20220831-0098178, 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 Susan Hopfensperger and Daniel Hopfensperger, Wife and Husband by Warranty Deed from Regent Homes, LLC a Tennessee Limited Liability company of record in Instrument No. 20240301-0014238 Register's Office for Davidson County, Tennessee, dated February 28, 2024 and recorded on March 1, 2024.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantors recorded in the Register's Office for Davidson County, Tennessee in Instrument Number: 20240301-0014238 on March 1, 2024.

FOR INFORMATION PURPOSES ONLY:

Property Address: 289 Ben Hill Drive, Antioch, TN 37013

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 13th day of February, 2026.

Susan Hopfensperger

Daniel Hopfensperger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of February, 2026, before me personally appeared **Susan Hopfensperger and Daniel Hopfensperger**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires: 11-5-29

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is a tax-exempt transfer of appreciated
Property as provided in TCA Code 67-4-409(a)(1)(C).

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 February 13, 2026. (Date of document)

Affiant Signature

2/18/2026
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18 day of February, 2026.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028