THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260253322

Karen Johnson Davidson County
Batch# 1389124 DEEDWARR
03/05/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260305-0017873

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $370,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2026.

Notary Public
My Commission Expires: 1/15/28

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine Hopwood 120 Noel Cove Circle Hermitage TN 37076	New Owner	Tax Parcel ID No. 086 10 0B 120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bailey Chitwood and Cody Chitwood, wife and husband** ("Grantor"), have this day bargained and sold, and doe hereby transfer and convey to **Christine Hopwood, married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 120, on the plan of NOEL COVE TOWNHOMES, as shown on Master Deed of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Bailey Chitwood and Cody Chitwood, wife and husband, by Warranty Deed from Christopher W. Long and Elizabeth A. Long, husband and wife, of record in Instrument No. 20230807-0060809, in the Register's Office of Davidson County, Tennessee, dated August 04, 2023, and recorded on August 07, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NOEL COVE TOWNHOMES Condominium of record in Instrument No. 20030924-0141428; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Easement for Trunk Sewer, recorded in Book 4419, Page 227.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030617-0083356.

Charter for Noel Cove Townhomes Association, Inc. recorded as Instrument No. 20030812-0115541.

This is improved property located at 120 Noel Cove Circle Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2026.

Bailey Chitwood

Cody Chitwood by Bailey Chitwood as
Attorney-in-fact 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, Bailey Chitwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Cody Chitwood and that she is authorized by Cody Chitwood to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of February, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 2/23/26.

Affiant Signature – Joshua A. Terry

3/2/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/2/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27