WARRANTY DEED

Karen Johnson
Batch # 1394224
03/18/2026 12:19:37 PM
Fees: $13.00 Taxes: $3,145.00

Davidson County
DEEDWARR
2 pgs

20260318-0021595

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00.

Affiant

Subscribed and sworn to me on 03/17/26.

NOTARY PUBLIC

My Commission Expires: 05/21/28

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY:

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
79 Burton Hills Blvd., Suite 120
Nashville, TN 37215

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeff Hooper Sara Hooper 8636 Griffith Road Nashville, TN 37221	NEW OWNER	154 00 0 100.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lance Evan Neeley and Lydia Neeley, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jeff Hooper and Sara Hooper, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land lying in Davidson, Tennessee, and more particularly described as follows:

Beginning at a point in the West R.O.W. of Griffith Road and being the Southeast corner of Robert Wayne Stevens; thence, with Steven's South line S. 48 deg. 03' 56" W 700.39 feet to a point and being the Southwest corner of Steven's and being in the East line of Richard Curtain; thence, with Curtain's East line S. 20 deg. 32' 49" E 308.87 feet to a point; thence, leaving Curtain's line N. 65 deg. 12' 41" E 726.88 feet to a point in the West R.O.W. of Griffith Road; thence, with said R.O.W. along a curve to the left and having a radius of 1,455.70 feet and a length of 439.74 feet to a point; thence, N. 38 deg. 58' 51" W 79.13 feet to the point of beginning and containing 6.86 acres, more or less.

Being the same property conveyed to Lance Evan Neeley and Lydia Neeley, husband and wife, by Warranty Deed from Ashley Michelle Say and Jessica Lea Womack, of record in Instrument No. 20180605-0053920, in the Register's Office of Davidson County, Tennessee, dated May 30, 2018, and recorded on June 05, 2018.

This is improved property known as 8636 Griffith Road, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 03/17/26.

Lance Evan Neeley

Lydia Neeley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/17/26, before me personally appeared Lance Evan Neeley and Lydia Neeley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/17/26.

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 07/02/29