Karen Johnson
Batch # 1398960
03/30/2026 12:01:52 PM
Fees: $13.00 Taxes: $2,072.00
Davidson County
DEEDWARR
2 pgs
20260330-0024994

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 64391
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
P Dane van Eys Kielee Hopgood 6817 Collinswood Dr. Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 155080C19600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$560,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cheryl E. Brown, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **P Dane van Eys and Kielee Hopgood, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, pages 339-347, amended in Book 7900, pages 888 and 889, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl E. Brown by Warranty deed from Hugh O. Nash, III and Meghan E. Nash, dated November 17, 2014 and recorded on November 18, 2014 of record in Inst. No. 20141118-0106410, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 339-347, amended in Book 7900, pages 888 and 889, said Register's Office, shows setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Poplar Creek Estates Homeowners Association of record in Book 7120, page 125, said Register's Office.

This is improved property, known as 6817 Collinswood Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2026.

Cheryl E. Brown

State of Tennessee

County of Davidson

On this 26th day of March, 2026 before me the undersigned authority, personally appeared Cheryl E. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $560,000.00.

Affiant

Sworn and subscribed before me this 26th day of March, 2026.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary