Karen Johnson Davidson County
Batch# 1417436 DEEDWARR
05/07/2026 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260507-0041300

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25527-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $**$415,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2026.

Notary Public
My Commission Expires: _____

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rhett Investments, LLC		083-01-0-170 & 083-01-0-456

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Gregory Dean Hopkins, Vivian Gray, Steven Hopkins, Flora Luke, Floyd Luke, and Kevin Luke**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rhett Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I: 1021 Granada Ave:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 20 on the Plan of W. H. Hyronemus Addition, as of record in Plat Book 161, page 174, Register's Office Davidson County, Tennessee.

Said part of Lot No. 20 fronts 50 feet on the northerly side of Granada Avenue, formerly Grand or Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Andrew H. Hopkins, Jr. and wife, Mary Louise Hopkins by Warranty Deed from L.E. Mooneyhan and wife, Elizabeth P. Mooneyhan, dated January 8, 1971, recorded February 1, 1971, of record in Book 4477, page 45, Register's Office for Davidson County, Tennessee. Mary Louise Hopkins died July 24, 2009 leaving Andrew H. Hopkins, Jr. surviving tenant by entirety. Andrew H. Hopkins Jr. died September 10, 2025. Pursuant to the Affidavit of Heirship recorded in Instrument No. **20260504-0039154** title is vested in Gregory Dean Hopkins, Vivian Gray, Steven Hopkins, Flora Luke, Floyd Luke, and Kevin Luke, the heirs at law of Andrew H. Hopkins Jr.

Tract II: 0 Granada Ave:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 18A, Plan of W.H. Hyronemus Addition to Nashville, Re-Sub of Lot 18, according to survey and plat of same appearing of record in Book 6050, page 390, in the Register's Office Davidson County, Tennessee.

Being the same property conveyed to Andrew H. Hopkins, Jr. and wife, Mary L. Hopkins by Warranty Deed from Carl R. McWhirter and wife, Mary McWhirter, dated March 31, 1993,

recorded April 2, 1993, of record in Book 8904, page 586, Register's Office for Davidson County, Tennessee. Mary Louise Hopkins died July 24, 2009 leaving Andrew H. Hopkins, Jr. surviving tenant by entirety. Andrew H. Hopkins Jr. died September 10, 2025. Pursuant to the Affidavit of Heirship recorded in Instrument No **2026050 4-0039154** title is vested in Gregory Dean Hopkins, Vivian Gray, Steven Hopkins, Flora Luke, Floyd Luke, and Kevin Luke, the heirs at law of Andrew H. Hopkins Jr.

This is improved property located at: **1021 Granada Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible fc ... of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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, Grantor has executed this instrument on this 30th day of April, 2026.

GRANTOR:

✓ _____
Gregory Dean Hopkins

✓ _____
Vivian Gray

✓ _____
Steven Hopkins

✓ _____
Flora Luke

✓ _____
Floyd Luke

✓ _____
Kevin Luke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory Dean Hopkins, Vivian Gray, Steven Hopkins, Flora Luke, Floyd Luke, and Kevin Luke, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2026.

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My Commission expires: 3-2-27

202605070041300

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 April 30, 2026

Affiant Signature

April 30, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of April, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY