THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1419917 DEEDWARR
05/13/2026 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,070.63
20260513-0043120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$829,900.00**

Subscribed and sworn to before me this 8th day of May, 2026.

Notary Public **Affiant**
My Commission Expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-05-2029

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.(s)
Clinton Hopper & Crystal Hopper **467 Dry Creek Rd.** **Goodlettsville, TN 37072**	**Same as New Owner**	**025-00-0-133**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Terry L. Mitchell, unmarried** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Clinton Hopper & Crystal Hopper, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Located in Davidson County, Tennessee, described as Tract 1 as referenced in the Plat in Plat Book 161, Page 29, Register's Office for Davidson County, Tennessee, to-wit:

Beginning at an iron pin in the Northerly margin of Dry Creek Road, said pin being located at a post in a wire fence which said wire fence runs in a Northerly direction along the boundary line of this tract herein described and the property of D. M. Bridges; thence, North along the Northerly margin of Dry Creek Road North 64 degrees 26 minutes West 40.18 feet to an iron pin; thence proceeding along said margin of said Dry Creek Road, North 64 degrees 26 minutes West 127.0 feet to an iron pin, and running on thence North along said margin of said Road 179.59 feet to an iron pin; thence running along between the margin of Tract I and Tract IV, which at this point is a 50 foot access tract being part of Tract IV, North 32 degrees 02 minutes 06 seconds East, a distance of 1014.85 feet to an iron pin, which iron pin is located in the Northwest corner of said Tract I; thence South 52 degrees 53 minutes 15 seconds East along the boundary line between Tract I and Tract IV, a distance of 295.25 feet to a pin, which said pin is in the boundary line of said Tract I and the lands of Tom Lee Reding, and which point is located in a fence line running along said boundary; thence South 3 degrees 30 minutes West, and running along said fence row, 470.31 feet to an iron pin, said point being in said fence row where the lands of D. M. Bridges commences; thence North 41 degrees West along a fence row between the lands included in Tract I and the property of said D. M. Bridges, 215.3 feet to an iron pin; thence South 29 degrees West along said boundary line on which a fence is erected, being the said boundary line between Tract I and the land of D. M. Bridges, 618.4 feet to the point of beginning. However, according to the deed to the said Winfrey property, from which Tract I is taken, the length of said line is 643.4 feet, which is very likely

because of changes in the Dry Creek Road. Said Tract I contains 8.20 acres, more or less.

Being the same property conveyed to Terry L. MItchell, unmarried by Warranty Deed from L.S. Williams and wife, Rosalyn M. Winfrey Williams by and through her attorney-in-fact, Thomas Lee William of record in Instrument No. 202207010076818 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 1, 2022.

This is ( ) unimproved (X) improved property known as: 467 Dry Creek Rd., Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 7TH day of May, 2026.

Terry L. Mitchell

Terry L. Mitchell

STATE OF Arizona
COUNTY OF Yavapai

Personally appeared before me, Shellie Owens, a Notary Public in and for said County and State, **Terry L. Mitchell,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Goodlettsville, Tennessee~~ S.O. Prescott, Arizona this the 7Th day of May, 2026.

Shellie Owens

NOTARY PUBLIC
My Commission Expires: 11-21-29

SHELLIE OWENS
Notary Public - Arizona
Yavapai County
Commission # 690059
My Comm. Expires Nov 21, 2029

Certificate of Authenticity

I, Danielle Watson, 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 5/8/26.

Date

Affiant Signature

5/8/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 8 day of May, 2026.

Notary's Signature

My Commission Expires: –

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029