WARRANTY DEED

Karen Johnson Davidson County
Batch# 1424654 DEEDWARR
05/22/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20260522-0047101

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Cabeen Hopkins and Mathews IV, and Skylar Dow King	Liberty Federal Credit Union	
(NAME) 2702 Sharondale Court	(NAME) 4401 Theater Dr	117 03 0W 001.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Evansville, IN 47715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KRISTIN J. TANT, TRUSTEE OF THE 2702 SHARONDALE COURT TRUST DATED SEPTEMBER 28, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT CABEEN HOPKINS MATHEWS IV AND SKYLAR DOW KING,** HUSBAND AND WIFE (JT), HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Homes at HOMES ON SHARONDALE a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES ON SHARONDALE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160617-0061960, as amended Instrument No. 20240515-0044014, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES ON SHARONDALE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160617-0061960, as amended Instrument No. 20240515-0044014 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Kristin J. Tant, Trustee of The 2106 Sharondale Drive Trust dated April 7, 2016, by Warranty Deed from Diana Marver, unmarried, of record in Instrument No. 20160418-0037121, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016, and recorded on April 18, 2016.

MO2026-580

Being the same property conveyed to Kristin J. Tant, Trustee of The 2702 Sharondale Court Trust dated September 28, 2017, by Quitclaim Deed from Kristin J. Tant, Trustee of The 2106 Sharondale Drive Trust dated April 7, 2016, of record in Instrument No. 20171023-0108443, in the Register's Office of Davidson County, Tennessee, dated September 28, 2017, and recorded on October 23, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2702 Sharondale Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 21st day of May, 2026

THE 2702 SHARONDALE COURT TRUST DATED SEPTEMBER 28,2017

BY: Kristin J. Tant, Trustee

KRISTIN J. TANT, TRUSTEE

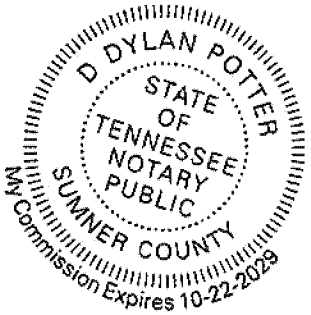
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kristin J. Tant with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of The 2702 Sharondale Court Trust dated September 28,2017, and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 21st day of May, 2026.

Commission expires:



Notary Public

MO2026-580

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 5/21/26.

Affiant Signature – Joshua A. Terry

5/22/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/22/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27