Karen Johnson Davidson County
Batch# 1429847 DEEDWARR
06/09/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,449.40
20260609-0052055

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9108-MC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $662,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 4th day of June, 2026.

Notary Public
My Commission Expires: 4/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adnan Karim and Juleesia Santiago-Karim 545 Cold Stream Place Nashville, TN 37221	Guaranteed Rate, Inc. 3940 North Ravenswood Avenue Chicago, IL 60613	155 07 0A 046.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Phillip Hartwell Hoppe and Rachel Hoppe, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Adnan Karim and Juleesia Santiago-Karim, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land In Davidson County, Tennessee being Lot No 57, on the Plan of Revision No 1, Final Plat of Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green), as of record in Book 9700, Page 390, and Revised in Book 9700, Page 784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rachel Hoppe and Phillip Hartwell Hoppe, wife and husband, by Warranty Deed from Pinnacle Bank, as Trustee of the Claudia A. Hazatone Living Trust Dated Mach 20, 2001, of record in Instrument No. 20250818-0065617, in the Register's Office of Davidson County, Tennessee, dated August 15, 2025 and recorded on August 18, 2025. Further being the same property conveyed to Claudia A. Hazatone Living Trust Revocable Living Trust, by Quitclaim Deed from Claudia A. Hazatone, of record in Instrument No. 20091229-0117975, in the Register's Office of Davidson County, Tennessee, dated December 21, 2009 and recorded on December 29, 2009, as corrected in Deed of Correction recorded in Instrument No. 20250806-0062389. Further more being the same property conveyed to Claudia A. Hazatone, by Warranty Deed from French River Development Company, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20040427-0047396, in the Register's Office of Davidson County, Tennessee, dated April 23, 2004 and recorded on April 27, 2004.

This is ☒ improved or ☐ unimproved property located at: **545 Cold Stream Place, Nashville, TN 37221**

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 the prorated share thereof to the Grantee who will be responsible for payment 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 4th day of June, 2026.

GRANTOR:

Phillip Hartwell Hoppe

Rachel Hoppe

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Phillip Hartwell Hoppe and Rachel Hoppe,** 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of June, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1/7/30

202606090052055

I, Kirsten Virden, 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 6-4-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-4-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

