Karen Johnson Davidson County
Batch# 1440697 DEEDWARR
06/30/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260630-0059227

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 1/22/30

(AFFIX SEAL)

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. BC-26-429

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashvin Patel	Zillow Home Loans	
(NAME)	(NAME)	
1803 Broadway, #513	2000 Michelson Dr 11th	092-16-0D-513.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Irvine CA 92612	
(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, I, **MICHAEL BLAINE HOPKINS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHVIN PATEL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment unit located in Davidson County, Tennessee, being Unit No. 513 of the Bristol on Broadway, A Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 in the Register's Office for Davidson County, Tennessee, set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Being the same property conveyed to Michael B. Hopkins, a married man by Quitclaim Deed from Meadow Ridge Investments, Inc. A Tennessee Corporation of record in Instrument No. 20241120-0090449 Register's Office for Davidson County, Tennessee, dated November 15, 2024 and recorded on November 20, 2024.

Lucas Gomes, spouse of Micahel Blaine Hopkins, for the consideration expressed herein, joins this conveyance for the purpose of waiving all rights, claims and interes of any kind whatsoever, including all marital or homestead he may have in the aforedescribed property by virtue of marriage to Michael Blaine Hopkins.

This is property more commonly known as 1803 Broadway, #513, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 29th day of June, 2026.

Michael Blaine Hopkins

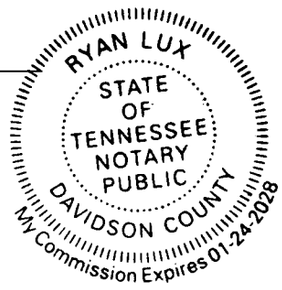
Lucas Gomes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2026, before me personally appeared Michael Blaine Hopkins and Lucas Gomes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of June, 2026.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-30-2026.

Affiant Signature — Date: 6-30-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-30-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY