Karen Johnson Davidson County
Batch# 1440945 DEEDWARR
07/01/2026 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $8,232.50
20260701-0059527

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $2,225,000.00.

Affiant

Subscribed and sworn before me this the 12th day of June, 2026.

Notary Public
My commission expires: 9-7-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
The Local Family Trust	Movement Mortgage, LLC	117-07-0I 001.00
3403 Hopkins St.	8024 Calvin Hall Road	
Nashville, TN 37215	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NEELS BUILT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to : THE LOCAL FAMILY TRUST, DATED JULY 14, 2021, DAVID BEREND STEUNEBRINK AND PAMELA VALWYN STEUNEBRINK, CO-TRUSTEES, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 3403 & 3405 Hopkins Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3403 & 3405 Hopkins Street, a Horizontal Property Regime with Private Elements at Instrument No. 20250131-0007449, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Neels Built, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bars Hooper Holdings, LLC of record in Instrument No. 20250205-0008854 Register's Office for Davidson County, Tennessee, dated January 31, 2025 and recorded on February 5, 2025.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3403 Hopkins St., Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 12th day of June, 2026.

Neels Built, LLC, a Tennessee limited liability company

BY: James C. Neelley — Member
James C. Neelley, member

BY: Joseph B. Neelley — Member
Joseph B. Neelley, member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James C. Neelley and Joseph B. Neelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the member of the within named bargainor, an LLC, and that they, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said James C. Neelley and Joseph B. Neelley as such member.

Witness my hand and official seal this 12th day of June, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 6/12, 2026.

Affiant
Date: June 22, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of June, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

