BOX 10-A

Karen Johnson
Batch # 1447888
07/16/2026 10:11:34 AM
Fees: $13.00 Taxes: $1,905.50

Davidson County
DEEDWARR
2 pgs

20260716-0064341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

Subscribed and sworn to before me this 15TH DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/4/27

(AFFIX SEAL)

KRISTIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Addison Bonner & Raymond Edward Tarkington III	Legacy Home Loans dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	
	(NAME)	
303 Garrett Drive		147-05-0-074.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brittany J. Hopkins, Trustee of the Brittany Hopkins Living Trust dated March 19, 2024, and any amendments thereto, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Addison Bonner, an unmarried woman and Raymond Edward Tarkington III, an unmarried man, tenants in common with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that 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. 152 on the Plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Page (s) 57 through 59, inclusive, 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 Brittany Hopkins, an unmarried woman by Warranty Deed from Emily V. Gamble and Matthew C. Gamble, married of record in Instrument No. 20190607-0054514 Register's Office for Davidson County, Tennessee, dated June 05, 2019 and recorded on June 07, 2019.

Being the same property conveyed to Brittany J Hopkins, Trustee of the Brittany Hopkins Living Trust dated March 19, 2024, and any amendments thereto by Quitclaim Deed from Brittany Hopkins, an unmarried person of record in Instrument No. 20240326-0020912 Register's Office for Davidson County, Tennessee, dated March 19, 2024 and recorded on March 26, 2024.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 303 Garrett Drive, Nashville, TN 37211
(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/our hand(s) this 15th day of July, 2026.

WARRANTY DEED
(Continued)

Brittany J. Hopkins, Trustee of the Brittany Hopkins Living
Trust dated March 19, 2024

Brittany J. Hopkins, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brittany J. Hopkins, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of Trustee of the Brittany Hopkins Living Trust dated March 19, 2024, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 15 day of July, 2030.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/12/2028

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072