Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1448192
07/17/2026 09:29:38 AM
Fees: $13.00 Taxes: $852.85

Davidson County
DEEDWARR
2 pgs

20260717-0064788

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2026.

Notary Public
COMMISSION EXPIRES:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Davis Joseph Fafara	NEW OWNER	085-14-0A-213-00
(NAME)	(NAME)	
313 Riverstone Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Rachel Hoppe, Executrix of Estate of Brenda Sue Davis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Davis and Joseph Fafara, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit 213 on the Plan of Phase One Riverstone Condominiums as of record in Plat Book 6200, Page 466; amended in Book 6900, Page 317, 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 Brenda Davis, unmarried, by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D. C., dated May 21, 2013 and recorded on May 24, 2013 in Instrument No. 20130524-0052884 in the Register's Office for Davidson County, Tennessee. The said Brenda Davis, a/k/a Brenda Sue Davis, subsequently died on March 4, 2024, leaving a Last Will and Testament (the "Will") that was admitted to probate in Docket No. 24P-919 in the Probate Court for Davidson County, Tennessee, wherein Rachel Hoppe was appointed to serve as Executrix. The Will made real property a part of the probate estate and empowered Executrix to sell and convey same.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 213 Riverstone Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

File No.: 9199-26
Warranty Deed Individual LES rev. 09-2018

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 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, successors 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 our hands this 16 day of July, 2026.

Estate of Brenda Sue Davis

By: Rachel Hoppe, Executrix
Rachel Hoppe, Executrix

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Rachel Hoppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she is the duly appointed and acting Executrix of the Estate of Brenda Sue Davis, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by herself as its Executrix, and who further upon oath acknowledged that she did so as her free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 16 day of July, 2026.

Notary Public

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON