WARRANTY DEED

(SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 2/27/2029

File #26-TC-0804-C

Karen Johnson Davidson County
Batch# 1448919 DEEDWARR
07/17/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260717-0065023

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Justin Hopkins and Kathryn Ann Keeter	**NEW OWNER**	
(NAME)	(NAME)	
804 North 16th Street	Same	**083 06 0 014.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JESSICA L. TALBOT, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ADAM JUSTIN HOPKINS AKA ADAM J. HOPKINS, A MARRIED MAN, AND KATHRYN ANN KEETER, A MARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 58 on the Plan of Subdivision of Part of THE WEAKLEY HOME PLACE of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot No. 58 fronts 50 feet on the Westerly side of North 16th Street, formerly Porter Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jessica L. Talbot, unmarried, by Warranty Deed from James Otis Young and wife, Barbara Ellen Young, of record in Instrument No. 20160831-0091209, in the Register's Office of Davidson County, Tennessee, dated August 29, 2016 and recorded on August 31, 2016.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WEAKLEY HOME PLACE, as recorded in Plat Book 421, Page(s) 36.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **804 North 16th Street, Nashville, TN 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th day of July, 2026.

Jessica L. Talbot

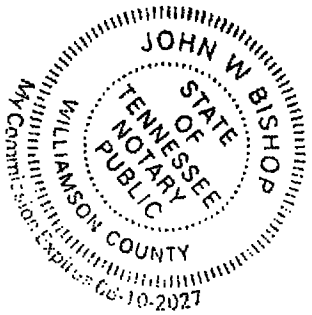
Jessica L. Talbot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2026, before me personally appeared Jessica L. Talbot, 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 10th day of July, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ashley Rudy, 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 July 10, 2026 (date of document).

Affiant Signature

Date: 7/10/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of July, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY