Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215
File #26-1258

Karen Johnson Davidson County
Batch# 1470365 DEEDWARR
09/09/2026 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260909-0083348

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shirley Dean Hopper, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Elite Capital TN, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Valley West Subdivision, Section 4 of record in Plat Book 3842, Page 163, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 86 feet on the Westerly margin of Willow Creek Drive and runs back 203.73 feet on the Northerly Line and 200 feet on the Southerly Line to a line in the rear on which it measures 124.83 feet thereon.

Being the same property conveyed to John David Hopper and wife, Shirley Dean Hopper by Warranty Deed from James Edward Wells and wife, Helena J. Wells of record in Book 4560, Page 71, Register's Office for Davidson County, Tennessee, dated December 01, 1971 and recorded on December 09, 1971. John David Hopper died on October 18, 2023 leaving Shirley Dean Hopper as sole tenant by entirety.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 7210 Willow Creek Drive, Nashville, TN 37221.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Elite Capital TN, LLC<br>110 19TH AVE S APT 2204<br>NASHVILLE, TN 37203 | New Owner | 142-11-0-130.00 |

**WITNESS THE EXECUTION HEREOF** this 31st day of August, 2026.

Shirley Dean Hopper

**State of Tennessee )**
**County of Davidson )**

On this 31st day of August, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Shirley Dean Hopper, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of ~~Davidson~~ )**
Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 380,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of August, 2026.

Notary Public

My Commission Expires: 7/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8131126 (date of document).

Jennifer Pennell

8131126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 8131, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal