WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470535 DEEDWARR
09/09/2026 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20260909-0083585

File #26-TL-2148-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES:

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)
George Wilson and Jennifer Wilson	**FirstBank**	
(NAME)	(NAME)	**144 10 0 051.00**
2148 Timberwood Drive	**PO Box 15600**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Richmond, VA 23227**	
(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,

TIMOTHY NEVIN HOPKINS AND MARGARET MARY D'ANGELO, HUSBAND AND WIFE,

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

GEORGE WILSON AND JENNIFER WILSON, HUSBAND AND WIFE,

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. 69 on the Plan of CHICKERING VALLEY of record in Plat Book 2331, Pages 121-123, 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 Timothy Nevin Hopkins and Margaret Mary D'Angelo, husband and wife, by Warranty Deed from Jeffrey S. Hatfield and wife, Retta Jane Hatfield, of record in Instrument No. 20220112-0003985, in the Register's Office of Davidson County, Tennessee, dated January 04, 2022 and recorded on January 12, 2022.

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 CHICKERING VALLEY, as recorded in Plat Book 2331, Page(s) 121-123.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2542, Page 25.Package)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2148 Timberwood Drive, 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 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 2 day of September, 2026.

Timothy Nevin Hopkins

Margaret Mary D'Angelo

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ WALTON

On this 2 day of September, 2026, before me personally appeared Timothy Nevin Hopkins, 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 2 day of September, 2026.

Notary Signature
My commission expires: 12/20/2026

JENNY BRENNAN
Notary Public - State of Florida
Commission # HH 343147
My Comm. Expires Dec 20, 2026

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ WALTON

On this 2 day of September, 2026, before me personally appeared Margaret Mary D'Angelo, 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 2 day of September, 2026.

Notary Signature
My commission expires: 12/20/2026

JENNY BRENNAN
Notary Public - State of Florida
Commission # HH 343147
My Comm. Expires Dec 20, 2026

True Copy Certification

I, **Tammy Carney,** 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 this the 2nd day of September, 2026.

Affiant Signature

Date 9/4/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027