(1)

Karen Johnson Davidson County
Batch# 251441 DEEDWARR
07/02/2019 09:59:59 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20190702-0064365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

X John L. Shuster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2019.

Jennifer D Stacey
Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John L. Shuster and Susan D. Shuster, husband and wife 85 Altentann Nashville, TN 37215	SunTrust Bank P.O. Box 79041 Baltimore,MD 21279-0041	158-04-0A-012.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Peter J. Kopcsak and wife, Sarah Miller Kopcsak,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John L. Shuster and Susan D. Shuster, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86, on the plan of REVISED SECTION ONE, OTTER WOOD, as shown on plat of record in Book 6900, Page 590, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Peter J. Kopcsak and wife, Sarah Miller Kopcsak by Warranty Deed from Charles R. Boyd and wife, Susan H. Boyd, dated 12/04/2001 and recorded 12/07/2001, of record in Instrument No. 20011207-0134757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 85 Altentann, 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 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 the 28th day of June, 2019.

Peter J. Kopcsak

Sarah Miller Kopcsak

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Peter J. Kopcsak and Sarah Miller Kopcsak with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th of June, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

