Karen Johnson Davidson County
Batch# 269675 DEEDWARR
08/12/2019 09:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190812-0079837

TIA 66-24-110

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of Aug, 2019, by and between, **John Copeland and Patricia Copeland,** ("Grantor") and **John Milligan Copeland and Patricia Copeland, Trustees, or their successors in trust, under The Copeland Revocable Living Trust, dated November 13, 2018, and any amendments thereto,** ("Grantee")

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part the following described real estate, situated and being in the County of **Davidson,** state of **Tennessee,** described as follows, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 64-A, on the Zone Lot Division of Lot Number 64 on the Plan of Valley Grove Subdivision, Section 1 of record in Plat Book 6050, Page 72, amending Plat Book 5200, Page 388, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book_____at Page_____in the aforesaid County and State. Instrument No. 20010131-0012690

File # 75005383
REO # 33598129
Parcel # 08616 0 027.00
Address: 4237 Valley Grove Drive, Hermitage, TN 37076

TO HAVE AND TO said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are form any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easement, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their/heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS the signature of the said party of the first part the day and year first above written.

John M Copeland
John Copeland, Grantor

Copeland
Patricia Copeland, Grantor

*****Notary Acknowledgment on Next Page*****

STATE OF FLORIDA)
:ss
COUNTY OF Dade)

On the 1 day of AUGUST, 2019, personally appeared before me **John & Patricia Copeland,** Grantors and signer of the above WARRANTY DEED, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that they executed the same voluntarily for its stated purpose.

CINTHYA MUNOZ
Notary Public, State of Florida
Commission# GG 259568
My comm. expires Sept. 17, 2022

Notary Public CINTHYA MUNOZ

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(FOR RECORDING DATA ONLY)

Property Address:
4237 Valley Grove Drive
Hermitage, TN 37076

Property Owner:
John & Patricia Copeland
4636 Lebanon Pk #154
Hermitage, TN 37076

Ward, Block & Parcel Number:
08616002700

Mail Tax Bills To:
John & Patricia Copeland
4636 Lebanon Pk #154
Hermitage, TN 37076

Recording Requested and PREPARED by and Return to:
Kyler, Kohler, Ostermiller & Sorensen, LLP
15th S 1st E Ste. 200
Rexburg, ID 83440

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **~~$39,000.00~~**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Copeland, Affiant

Patricia Copeland, Affiant

Subscribed and sworn to before me this 1 day of AUGUST, 2019.

Notary Public CINTHYA MUNOZ

CINTHYA MUNOZ
Notary Public, State of Florida
Commission# GG 259568
My comm. expires Sept. 17, 2022

I, Malorie Warner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Idaho

County of Madison

Personally appeared before me, Ruby Cline, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 04/30/2025

Notary's Seal (If on paper)

RUBY CLINE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20190064
MY COMMISSION EXPIRES 4-30-2025