Karen Johnson Davidson County
Batch# 269922 DEEDWARR
08/12/2019 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190812-0080179

TCA 66-24-110

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of Aug, 2019, by and between, **Patricia C. Kievit, nka Patricia Copeland,** ("Grantor") and **John Millican Copleland 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:

LAND in Davidson County, Tennessee, being Lot No. 157 on the Plan of Lake Park, Section 5, as of record in Book 4660, page 198, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 157 fronts 116.4 feet on the southwesterly side of New Hope Court and extends back 167.81 feet on the northwesterly line and 183.79 feet on the southeasterly line to a dead line in the rear measuring 74.11 feet therein.

John Millican Copeland and Patricia Copeland

BEING part of the same property conveyed to ~~Precision Crafted Homes/Lake Park, Inc.~~ by deed from T & R, Inc. of record in Book 5029, page 250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
Parcel # 09805003900
Address: 5937 New Hope Ct., Hermitage, TN 37075

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 Copeland, Grantor

Patricia C. Kievit, nka 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 Copeland & Patricia C. Kievit, nka 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:
5937 New Hope Ct.
Hermitage, TN 37075

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

Ward, Block & Parcel Number:
09805003900

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 ~~$41,350.00~~ Zero to me; which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Copeland
John Copeland, Affiant

Copeland
Patricia C. Kievit, nka Patricia Copeland, Affiant

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

Notary Public Cinthya C 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~~ Malorie Warner, 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 20190364
MY COMMISSION EXPIRES 4-30-2025