Karen Johnson Davidson County
Batch# 374996 DEEDWARR
03/19/2020 01:04:30 PM 6 pgs
Fees: $33.00 Taxes: $851.00
20200319-0030462

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Amrock, 662 Woodward Avenue, Detroit, MI 48226

Order Number: 66867007

6686707-5466318 (1)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Betty Jo Copeland, widowed, not remarried, and the surviving spouse of Lee Ferris Copeland, Jr.,** for Two Hundred Thirty Thousand and No/100 Dollars ($230,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and does hereby convey unto the Grantee(s), **Rebecca Johnson and Timothy Johnson, Wife and Husband**, whose address is 3941 Keeley Drive, Nashville, Tennessee 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 21 on the Map of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for said county.

Said Lot No. 21 fronts 78 feet on the West side of Keeley Drive and runs back 229.33 feet on the North line and 228.13 feet on the South line to a deed line in the rear on which it measures 85 feet.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) does hereby covenant with the Grantee(s) that she is lawfully seized of the above described real estate, that she has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 148 14 0 037.00
Street address of property: 3941 Keeley Drive, Nashville, Tennessee 37211
Prior Instrument Reference by which Grantor(s) acquired title: Book 3068, Page 403 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Rebecca Johnson, 3941 Keeley Drive, Nashville, Tennessee 37211.

Lee Ferris Copeland, Jr. and Betty Jo Copeland, held title to the property as Tenants by the Entirety. The said Lee Ferris Copeland, Jr. died on September 13, 2017, as evidenced by a Certificate of Death, attached hereto as Exhibit "A", thereby vesting fee simple title to the above described premises in his surviving spouse, the said Betty Jo Copeland, Grantee herein, by operation of law.

Signed this 14TH day of FEBRUARY, 2020.

Signature of Grantor:

Betty Jo Copeland

Betty Jo Copeland

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 14TH day of FEBRUARY, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Betty Jo Copeland, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Property Address: 3941 Keeley Drive, Nashville, Tennessee 37211
Tax Parcel: 148 14 0 037.00

Oath of Consideration

I, Betty Jo Copeland, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 14TH day of FEBRUARY, 2020.

Signature of Affiant:

Betty Jo Copeland

Sworn and subscribed before me this 14TH day of FEB, 2020

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2017 100707

DECEDENT

TYPE/PRINT IN PERMANENT BLACK INK

1. DECEDENT'S LEGAL NAME: LEE FERRIS COPELAND JR					2. SEX: MALE	3. DATE OF DEATH: 09/13/2017	
4. TIME OF DEATH (Approx.): 06:50 AM	5a. AGE: 91	5b. UNDER 1 YEAR: Months / Days	5c. UNDER 1 DAY: Hours / Minutes	6. DATE OF BIRTH: 05/11/1926	7. BIRTHPLACE: NASHVILLE, TENNESSEE		
8a. PLACE OF DEATH: DECEDENT'S HOME							
8b. FACILITY NAME: 3941 KEELEY DRIVE		8c. CITY OR TOWN: NASHVILLE			8d. COUNTY OF DEATH: DAVIDSON		
9. MARITAL STATUS: MARRIED	10. SURVIVING SPOUSE (name prior to first marriage): BETTY MAYNARD	11a. DECEDENT'S USUAL OCCUPATION: TRUCK DRIVER	11b. KIND OF BUSINESS/INDUSTRY: SUNSHINE BISCUIT CO.				
12. SOCIAL SECURITY NUMBER	13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE	13b. COUNTY: DAVIDSON	13c. CITY OR TOWN: NASHVILLE				
13d. STREET AND NUMBER: 3941 KEELEY DRIVE	13e. INSIDE CITY LIMITS?: YES	13f. ZIP CODE: 37211	14. WAS DECEDENT EVER IN US ARMED FORCES?: YES				
15. DECEDENT'S EDUCATION: 9TH - 12TH GRADE, NO DIPLOMA	16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO	17. DECEDENT'S RACE: WHITE					

PARENTS

18. FATHER'S NAME: LEE FERRIS COPELAND SR	19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: BOBIE HARTSELLE

DISPOSITION

20a. INFORMANT'S NAME: BETTY COPELAND	20b. RELATIONSHIP TO DECEDENT: WIFE	20c. MAILING ADDRESS: 3941 KEELEY DRIVE, NASHVILLE, TENNESSEE 37211	
21a. METHOD OF DISPOSITION: BURIAL	21b. PLACE OF DISPOSITION: MIDDLE TN VETERANS CEMETERY	21c. LOCATION: NASHVILLE, TENNESSEE	
22a. SIGNATURE OF FUNERAL DIRECTOR: ▶ /s/ WENDELL L BYRD	22b. LICENSE NUMBER: 2556	22c. SIGNATURE OF EMBALMER: ▶ /s/ DAVID DIAL	22d. LICENSE NUMBER: 5170
23a. NAME AND ADDRESS OF FUNERAL HOME: WOODBINE FUNERAL HOME, HICKORY CHAPEL, 5852 NOLENSVILLE ROAD, NASHVILLE, TN 37211			23b. LICENSE NUMBER: 760

REGISTRAR

24. REGISTRAR'S SIGNATURE: ▶ /e/ LORI FERRANTI	25. DATE FILED: 10/03/2017

CERTIFIER

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

26. CERTIFIER

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. CERTIFIER: ▶ /e/ DONALD E VOLLMER	27b. LICENSE NUMBER: 31287	27c. DATE SIGNED: 09/25/2017
27d. NAME AND ADDRESS: DONALD E VOLLMER 166 E MAIN STREET, HENDERSONVILLE, TENNESSEE 37075		

MEDICAL CERTIFICATION

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		APPROXIMATE INTERVAL: ONSET TO DEATH
IMMEDIATE CAUSE (Final disease or condition resulting in death):	a. SENILE DEGENERATION OF BRAIN	YEARS
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.	DUE TO (OR A CONSEQUENCE OF): b.	
	DUE TO (OR A CONSEQUENCE OF): c.	
	DUE TO (OR A CONSEQUENCE OF): d.	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. WAS AN AUTOPSY PERFORMED?: NO

29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

30. MANNER OF DEATH: NATURAL	31. DID TOBACCO USE CONTRIBUTE TO DEATH?: NO	32. IF FEMALE: N/A	
33. IF TRANSPORTATION INJURY, SPECIFY:	34a. DATE OF INJURY	34b. TIME OF INJURY	34c. INJURY AT WORK? / 34d. PLACE OF INJURY
	34e. DESCRIBE HOW INJURY OCCURRED	34f. LOCATION OF INJURY	

PH-1628 (Rev. 8/2017) RDA 1012

12445159

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

1 2 4 4 5 1 5 9

Edward G. Bishop III, State Registrar

Lisa Piercey, MD, MBA, FAAP, Commissioner

Date Issued: Feb-19-2020

CERTIFICATION OF VITAL RECORD

20200319003046 2



202003190030462

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne