Karen Johnson Davidson County
Batch# 410148 **DEEDWARR**
06/04/2020 01:30:34 PM 2 pgs
Fees: $13.00 Taxes: $479.15

20200604-0057583

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426555

Notary Public State of Florida
Alisha D Tunstall
My Commission GG 912632
Expires 09/12/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $129,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of June, 2020.

Notary Public
My Commission Expires: 9/12/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mikayla S. Mahoney 207 Hickory Forge Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 163 11 0A 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drema Copeland, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mikayla S. Mahoney , a single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Third Revision, Section Two, Bell Forge Village of record in Plat Book 6900, Page 250, 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 Drema Copeland, an unmarried woman, by Warranty Deed from Opendoor Property Acquisition LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190123-0006578, in the Register's Office of Davidson County, Tennessee, dated January 14, 2019 and recorded on January 23, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THIRD REVISION, SECTION TWO, BELL FORGE VILLAGE, as recorded in Plat Book 6900, Page(s) 250.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6040, Page 538 (as amended to Bylaws recorded in Book 6306, Page 644, Annexation recorded in Book 6350, Page 858, amended in Book 6651, Page 207, Instrument Nos. 20061229-0160925 and 20190214-0014097 and appointment of successor trustee recorded in Instrument No. 20131203-0122910) and Book 7224, Page 209. Easement for Sanitary Sewer, recorded in Book 6471, Page 77 and Book 6956, Page 103.

Easement for Water Mains, recorded in Book 6471, Page 85 and Book 6956, Page 131.

This is improved property located at 207 Hickory Forge Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2020.

(X) D 06-1-20

Drema Copeland

STATE OF FL)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Drema Copeland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2020.

Notary Public

My Commission Expires: 9/12/2023

Notary Public State of Florida
Alisha D Tunstall
My Commission GG 912632
Expires 09/12/2023