This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-9390-RL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2020.

Notary Public
My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

Karen Johnson Davidson County
Batch# 509501 DEEDWARR
11/05/2020 03:21:26 PM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20201105-0130110

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy B. Cope 969 General George Patton Road Nashville, TN 37221	Timothy B. Cope 969 General George Patton Road Nashville, TN 37221	142 09 0D 028.00

WARRANTY DEED

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,

Kristin Leigh Davis, Executor of The Estate of Rebecca Lynn Chapman, Kristin Leigh Davis, and Kelly Donovan Rankin, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Timothy B. Cope, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Unit No. 969, together with the Carport designated No. 969-C in River Plantation (Section Six), Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of Section Six, Phase One, River Plantation, Condominium Apartments, recorded in Book 5200, Pages 359 and 360. Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526; as supplement and amendment recorded in Instrument Nos. 20050504-0050172 and 20080423-0041324 (as scrivener's affidavit recorded in Instrument No. 20080429-0043657); as amendment to bylaws recorded in Instrument Nos. 20060512-0056329 and 20100415-0028541, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation (Section Six), contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 526; Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lynn D. Chapman, by Warranty Deed from Anita Vann and Betty S. Lusky, being the beneficiaries of the property below under the Will and Testament of Katherine S. Couturier, of record in Instrument No. 20040519-0058523, in the Register's Office of Davidson County, Tennessee, dated May 06, 2004 and recorded on May 19, 2004.

Lynn D. Chapman being one and the same as Rebecca Lynn Chapman. Said Rebecca Lynn Chapman having since passed on June 14, 2020. Kristin Leigh Davis and Kelly Donovan Rankin being the heirs at law of Rebecca Lynn Chapman, evidenced by affidavits of heirship, of record in Instrument No. _____ and Instrument No. _____, Register's office for Davidson County.

This is improved property located at: **969 General George Patton Road, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 2nd day of November, 2020.

GRANTOR:

The Estate of Rebecca Lynn Chapman

By: Kristin Leigh Davis, Executor
Kristin Leigh Davis, Executor

Kristin Leigh Davis
Kristin Leigh Davis

Kelly Donovan Rankin
Kelly Donovan Rankin

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Leigh Davis, Executor of The Estate of Rebecca Lynn Chapman, Kristin Leigh Davis, and Kelly Donovan Rankin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of November, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY