Karen Johnson Davidson County
Batch# 544291 DEEDWARR
01/04/2021 09:40:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20210104-0000214

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $685,000.00.

Affiant

Subscribed and sworn to me this 30th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34176

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bart Coopersmith and Diane Coopersmith 417 W F Rust Court Nashville, TN 37221	New Owners	128-10-A-060.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sheri E. Weiner, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Bart Coopersmith and Diane Coopersmith**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Two, Pine Forest of record in Book 11700, pages 3, 4, 5, and 6, 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 Samuel K. Farmer and Sheri E. Weiner, husband and wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, of record on June 5, 2001 as Instrument No. 20010605-0058864, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Sheri E. Weiner, unmarried, by Quitclaim Deed from Samuel K. Farmer of record on December 3, 2010 as Instrument No. 20101203-0096554, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on plan of Pine Forest, Section Two, of record in Book 11700, pages 3, 4, 5, and 6, Register's Office for Davidson County, Tennessee.
3. All Matters appearing on boundary plat of record in Book 9700, page 476, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Book 11016, page 259, Register's Office for Davidson County, Tennessee.
5. Drainage Easement granted to State of Tennessee of record in Book 3316, page 486, Register's Office for Davidson County, Tennessee.
6. Easement granted to the Tennessee Electric Power Company of record in Book 787, page 486, Register's Office for Davidson County, Tennessee.
7. Declaration of Covenants, Conditions, and Restrictions, and By-Laws, contained in an Instrument of record in Book 11072, page 248, as supplemented in Book 11515, page 987 Register's Office for Davidson County, Tennessee.
8. Charter of Pine Forest Homeowners' Association, Inc., of record in Book 11092, page 155, Register's Office for Davidson County, Tennessee.
9. Quitclaim Deed for common area/open space to Pine Forest HOA, of record in Book 11318, page 919, Register's Office for Davidson County, Tennessee.
10. Subject to the rights of others in and to the common areas.
11. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at **417 W F Rust Court, Nashville, TN 37221.**

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my hand(s) this 30th. day of December, 2020.

Sheri E. Weiner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Sheri E. Weiner to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 30th. day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 5/2/2022

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY