Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #21-1064

Karen Johnson Davidson County
Batch# 584770 **DEEDWARR**
03/04/2021 12:38:21 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20210304-0028426

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mallory Howell and Christopher Howell, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth C. Essin, unmarried woman and Jeffrey M. Copeland, unmarried man, joint tenants with rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Phase 1 of Poplar Creek Estates of record in Plat Book 6250, Page 647, in the Registers 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 Mallory Howell and Christopher Howell, wife and husband by deed from Joshua Thomas Mecca and Abbey Marie Mecca, dated April 13, 2015, of record in Inst. No. 20150414-0033021 and by Affidavit of Correction of record in Inst. No. 20150701-0063817, Registers Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 308 Hollow Tree 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Elizabeth C. Essin
308 Hollow Tree Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
155-08-0A-062.00

WITNESS THE EXECUTION HEREOF this 27th day of February, 2021.

Mallory Howell
Mallory Howell

Christopher Howell

State of KENTUCKY
County of DAVIESS

On this 27TH day of February, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mallory Howell and Christopher Howell, the bargainor(s), 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 the execution as a free act and deed.

SUZANNE D ANDERSON NOTARY PUBLIC STATE AT LARGE

Suzanne D Anderson
Notary Public

My Commission Expires: 2-12-22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 410,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of March, 2021.

SHIRLEY GREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires: _____