Karen Johnson Davidson County
Batch# 600641 DEEDWARR
03/26/2021 09:05:04 AM 4 pgs
Fees: $23.00 Taxes: $669.70
20210326-0039920

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Shannon Sanders, Jr. 3860 Woodward Dr. Nashville, TN 37207	**New Owner**	**059-11-0-112.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$181,000.00**

Affiant

Sworn to and subscribed before me this 24 day of ~~March, 2021~~.

~~Notary Public~~

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 10-2-24

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **ALFRED D. BROWN, EXECUTOR OF THE ESTATE OF CLARA JAMES COPELAND** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **SHANNON SANDERS, JR., UNMARRIED MAN** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **3860 Woodward Drive, Nashville, TN 37207, Davidson County, Tennessee**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 24 day of March 2021.

GRANTOR:

ESTATE OF CLARA JAMES COPELAND

By: _____
Name: Alfred D. Brown
Its: Executor

_____
Alfred D. Brown, Individually

_____
Adriene A. Sanders, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alfred D. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Executor of the within named bargainor, an Estate, and that he as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Alfred D. Brown as such Executor.

Witness my hand, at office, this 24 day of March, 2021.

_____
Notary Public
My Commission Expires: 10.26.24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of March,2021, before me personally appeared Alfred D. Brown and Adriene A. Sanders, individually, tc 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 who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 24 day of March, 2021.

_____
Notary Public
My Commission Expires: 10.26.24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 457, as shown on the map entitled the Plan of Haynes Manor, Section 3, of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN L. COPELAND AND WIFE, CLARA J. COPELAND, by deed from WILLIAM W. BROWNE AND WIFE, NANCY BROWN, of record in Book 4877, page 109, dated December 20, 1974, said Register's Office. The said John L. Copeland having since died, leaving Clara J. Copeland the surviving tenant by the entirety. For further reference see quitclaim deed of record in Instrument No. 20170524-0051463, dated May 18, 2017, said Register's Office. The said Clara J. Copeland having since died testate on or about March 27, 2020, pursuant to her will ALFRED D. BROWN, EXECUTOR OF THE ESTATE CLARA JAMES COPELAND of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 20P-823.

The said Alfred D. Brown, individually, and Adriene A. Sanders, individually, join in conveyance of this property as the sole beneficiaries of the Estate of Clara James Copeland.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Matters shown on the Plan of record in Plat Book 4175, page 11, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 4228, page 685, said Register's Office.