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

CRT File No. 210434420

Karen Johnson Davidson County
Batch# 627099 **DEEDWARR**
04/30/2021 03:30:12 PM 2 pgs
Fees: $13.00 Taxes: $913.90

20210430-0058507

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $247,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2021.

Notary Public
My Commission Expires: _____

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Rothrock and ~~Angelia~~ Angelica Rothrock 113 Northcrest Commons Circle Nashville TN 37211	New Owner 818 N 5th St. Coeur D'Alene, ID 83814	Tax Parcel ID No. 147-12-0A-113.00 CO

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, **Patricia R. Copeland, Trustee of the Copeland Revocable Living Trust dated May 1, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Rothrock and ~~Angelia~~ Angelica Rothrock, husband and wife**, ("Grantees"), their 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. 113 , on the Horizontal Property Regime for Northcrest Commons , as recorded in the Master Deed of record in Instrument No. 20040615-0070835, amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description . T ogether with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ORDIS D. COPELAND , JR. AND PATTI R. COPELAND, HUSBAND AND WIFE, by deed from GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160301-0019334 , dated February 26, 2016 , corrected by Scrivener's Affidavit of record in Instrument No. 20160307-0021754, said Register's Office.

Being further conveyed to ORDIS D. COPELAND, JR. and PATRICIA R. COPELAND, TRUSTEES OF THE COPELAND REVOCABLE LIVING TRUST DATED MAY 1, 2018, by deed from ORDIS D. COPELAND AND PATTI R. COPELAND, HUSBAND AND WIFE , of record in Instrument No. 20180529-0050623, dated May 1, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 147-12-0A-113.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040615-0070835, amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585, Instrument No. 20121113-0104425 and Instrument No. 20181005-0099369, said Register's Office.

ByLaws of Northcrest Commons Homeowner's Association of record in Instrument No. 20040615-0070834, said Register's Office.

This is improved property located at 113 Northcrest Commons Circle Nashville TN 37211

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 27th day of April, 2021.

The Copeland Revocable Living Trust dated May 1, 2018

Patricia R. Copeland Trustee

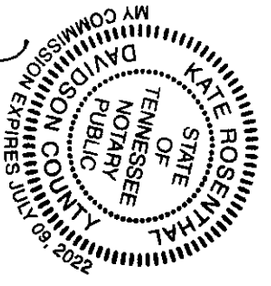
By: Patricia R. Copeland, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia R. Copeland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Trustee of the Copeland Revocable Living Trust dated May 1, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2021.

Notary Public



My Commission Expires: _____.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SB-RMX-21113