WARRANTY DEED

Karen Johnson Davidson Courty
Batch# 645240 **DEEDWARR**
05/27/2021 10:45:38 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210527-0071898

Y-SB-VRES-21-446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/1/23
(AFFIX SEAL)

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Morgan Leigh Comer	Keller Mortgage, LLC	
(NAME)	(NAME)	135-16-0B-023.00-CO
446 Flintlock Ct	4725 Lakehurst Ct. Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dublin, OH 43016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIELLE LAUREN KOPKE NKA DANIELLE LAUREN GOLOVIN AND RANDALL MICHAEL GOLOVIN, WIFE AND HUSBAND AND DAVID W. KOPKE AND LAURA A. KOPKE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN LEIGH COMER, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 23 on the Plan of a Horizontal Property Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle Lauren Kopke, an unmarried woman and David W. Kopke and Laura A. Kopke, husband and wife all as tenants in common with the rights of survivorship by Warranty deed from Joanne Taylor Mund, formerly Joanne Taylor of record in Instrument No. 20130529-0053866 Register's Office for Davidson County, Tennessee, dated May 23, 2013 and recorded on May 29, 2013.

Danielle Lauren Kopke having since married and is now known as Danielle Lauren Golovin. Randall Michael Golovin joins in this instrument to convey any marital interest he has in subject property.

Subject property never being a primary or marital residence for David W. Kopke and Laura A. Kopke.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20021120-0143949, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Pages 72, 74, 75 and 157, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, as amended and supplemented in Book 5469, Page 840 and in Book 7751, Page 907, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021104-0134724, amended in Instrument Number 20030610-0080281 and Instrument Number 20050520-0056888, Register's Office for Davidson County, Tennessee.
- By-Laws of Woodridge at Nashville Village Homeowner's Association of record in Instrument Number 20021106-0136459, in the Register's Office for Davidson County, Tennessee.
- Charter of Woodridge at Nashboro Village of record in Instrument Number 20021106-0136458, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20021120-0144369, in the Register's Office for Davidson County, Tennessee.
- Design Standards of Nashboro Village Tract 11 of record in Instrument Number 20020507-0056331, in the

Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Overhead Lines of record in Book 4821, Page 105 and Book 4821, Page 111, in the aforesaid Register's Office.
- Easement(s) for Golf Cart Path of record in Book 10110, Page 854, in the aforesaid Register's Office.
- Storm Water Detention Agreement of record in Instrument Number 20020820-0100403, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **446 Flintlock Ct, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 25th DAY OF MAY, 2021.

Danielle Lauren Golovin
Danielle Lauren Golovin

Randall Michael Golovin
Randall Michael Golovin

David W. Kopke by Randall Michael Golovin
David W. Kopke by Randall Michael Golovin, Attorney-In-Fact, Attorney-In-Fact

Laura A. Kopke by Randall Michael Golovin
Laura A. Kopke by Randall Michael Golovin, Attorney-In-Fact Attorney-In-Fact

Power Of Attorney's filed of record in Instrument No. 20210527-0071896 and Instrument No. 20210527-0071897, Register's Office for said County and State.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIELLE LAUREN GOLOVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL MICHAEL GOLOVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL MICHAEL GOLOVIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID W. KOPKE AND LAURA A. KOPKE, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID W. KOPKE AND LAURA A. KOPKE.

Witness my hand and official seal, this the 25th of May, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY