WARRANTY DEED

Karen Johnson Davidson County
Batch# 647523 **DEEDWARR**
06/02/2021 11:07:28 AM 2 pgs
Fees: $13.00 Taxes: $6,808.00

20210602-0073764

G-SB-C-21-919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,840,~~000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Darden Hunter Copeland and Natalie Rebecca Copeland	new owners	
(NAME)	(NAME)	**105-13-0-371.00**
919 Waldkirch Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **GRADEN DYCUS AND CASEY DYCUS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARDEN HUNTER COPELAND AND NATALIE REBECCA COPELAND, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Being the Westerly half of Lot No. 5 and a small triangular portion of Lot No. 4 on the Map of the Subdivision of the Jacob Schmidt heirs Land, of record in Book 547, page 120, Registers Office for said County which are described according to a survey made by Hal R. Swann, Jr., on March 3, 1951 as follows:

Beginning at a point in the Southerly margin of Waldkirch Avenue, the dividing line between Lots 4 and 5; thence Southerly from Waldkirch Avenue with an angle to the right of Waldkirch Avenue of 92 degrees 74 feet to a point, being an iron pin at a fence line and continuing South 5 degrees 30 feet East 114 feet, more or less, to a point in the Northerly margin of an alley, the dividing line between Lots 4 an 5; thence Easterly 50 feet to a point thence Northerly 188 feet to a point on the Southerly margin of Waldkirch Avenue; thence with the Southerly margin of said Avenue, Westerly 50 feet to the beginning.

Being the same property conveyed to Graden Dycus and Casey Dycus, husband and wife by Warranty deed from Reid L. Dworkin, Trustee of the Amended and Restated Reid L. Dworkin Revocable Trust u/t/d June 30, 2015 and Michael Caplan of record in Instrument No. 20171114-0116820 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 14, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 120, Register's Office for Davidson County, Tennessee.
- Party Line Agreement of record in Book 1944, Page 556, 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: **919 Waldkirch Avenue, Nashville, Tennessee 37204**.

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 27th DAY OF MAY, 2021.

Graden Dycus

Casey Dycus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRADEN DYCUS, 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 27th of May, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

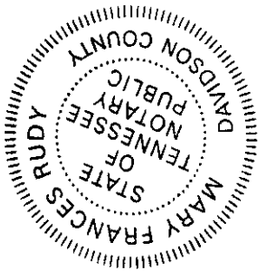


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY DYCUS, 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 27th of May, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212