BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 648129 DEEDWARR
06/02/2021 12:40:33 PM 2 pgs
Fees: $13.00 Taxes: $2,168.20

20210602-0073957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $586,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven L. Copeland	**SAME**	
(NAME)	(NAME)	160-08-0-116.00
7405 Kings Mountain Court		
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35242		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NEAL W. LANGDON AND JESSICA O LANGDON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN L. COPELAND, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of First Revision, Section One, West Fork Farm of record in Plat Book 6900, Page 820, Register's 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 Neal W. Langdon and Jessica O. Langdon, husband and wife, by Warranty Deed from Dorothy E. Nelms, unmarried, of record in Instrument No. 20130523-0052453, Register's Office for Davidson County, Tennessee, dated May 23, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 600 Songwriter Circle, Nashville, TN 37220 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 01 day of JUNE, 2021

Neal W by Jess O, ATTORNEY IN FACT

NEAL W. LANGDON

BY: JESSICA O. LANGDON, ATTORNEY IN FACT

Jess O

JESSICA O LANGDON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal W. Langdon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2021.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-[illegible]-23

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of June, 2021, before me personally appeared Jessica O. Langdon, to me known to be the person who executed the foregoing instrument on behalf of Neal W. Langdon and acknowledged that she executed the same as the free act and deed of Neal W. Langdon.

Witness my hand and official seal this 1st day of June, 2021.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-[illegible]

Notary Public