Karen Johnson Davidson County
Batch# 665171 DEEDWARR
06/25/2021 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,242.20
20210625-0086629

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$606,000.00.**

Affiant

Subscribed and sworn to me on 06/23/21.

NOTARY PUBLIC
My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bonnie Ann Sarrell 5409 Michigan Ave. # A Nashville, TN 37209	First Horizon Bank 12719 Cantrell Rd Little Rock, AR 72223	091 06 0 393.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles Parker Copeland, Jr. and Carla Rutherford Copeland, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Bonnie Ann Sarrell, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1318 of Block No. 196, on the Plan showing EXTENSION OF PLAN NO. 1 WEST NASHVILLE, as shown on Plat of record in Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being part of the same property conveyed to Charles Parker Copeland Jr. and Carla Rutherford Copeland, husband and wife, by Warranty Deed from George P. Lauderderback, II and Tina Lynn Lauderback, husband and wife, of record in Instrument No. 20180711-0066914, in the Register's Office of Davidson County, Tennessee, dated July 09, 2018 and recorded on July 11, 2018.

This is improved property known as **5409 Michigan Avenue #A, Nashville, Tennessee 37209.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands on 06/23/21.

Charles Parker Copeland, Jr.

Carla Rutherford Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/23/21, before me personally appeared Charles Parker Copeland, Jr. and Carla Rutherford Copeland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/23/21

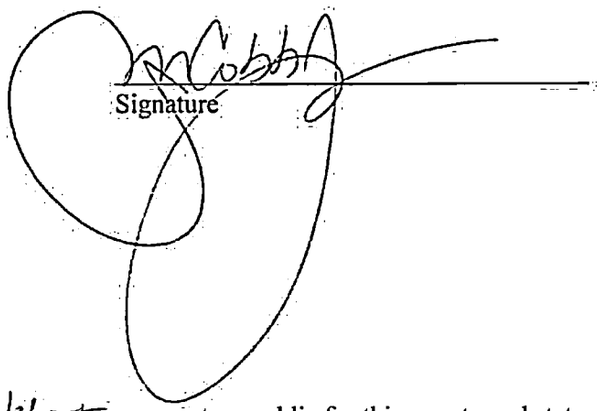
NOTARY PUBLIC

EMILY B. HEBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03-03-2025

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

