Karen Johnson Davidson County
Batch# 686841 DEEDWARR
07/30/2021 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20210730-0102650

WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yelyzaveta Varichyna	LoanDepot.com, LLC	Parcel ID: 067 00 0 103.00
(NAME) 5226 Ashland City Highway	(NAME) 26642 Towne Centre Drive	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Beverly Cope, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yelyzaveta Varichyna, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin, dated January 11, 1975, as follows:

BEGINNING at an iron pin in the Northerly right-of-way of Tennessee Highway No. 12 at a point in the Southwest corner of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, and the common boundary of the subject property herein conveyed; thence South 61° 11' West 50.8 feet along the North right-of-way boundary of Hwy No. 12 to an iron pin; thence North 26° 45' West 347.5 feet along the Westerly boundary line of the property conveyed to John G. Claus by deed of record in Book 2445, Page 13, Register's Office for Davidson County, Tennessee; thence North 26° 45' West 347.5 feet to an iron pin; thence South 60° 41' West 149.2 feet to an iron pin; thence along the Easterly boundary of the property conveyed to H. M. Beard, Jr. and wife, Mary Elizabeth Beard, by deed of record in Book 2965, Page 69, Register's Office for Davidson County, Tennessee, North 18° 24' West 580.1 feet to an iron pin; thence North 64° 37' East 199.36 feet along the rear to an iron pin; thence along the common boundary of the subject property herein conveyed and the Westerly boundary of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, South 18° 17' East 568.66 feet to a point marked by an iron pin; thence continuing along the Easterly boundary of the John B. Holley and wife, Marjorie Phelps Holley, property South 26°

Phelps Holley, property South 26° 45' East 345.7 feet to the point of beginning.

Note for informational purposes only: prior deed references subject property to contain 3.0 acres.

LESS AND EXCEPT that part conveyed to the State of Tennessee by Warranty Deed of record in Book 9545, Page 100 and being more particularly described as follows:

Beginning at a point in the existing northerly margin of State Route 12, 15.52 feet from centerline station 397+61.55; thence with said existing northerly margin, South 66 degrees 45 minutes 48 seconds West, 50.67 feet to a point in the westerly line of subject tract 15.41 feet from centerline station 398+12.22; thence, with said westerly line of subject tract, North 19 degrees 51 minutes 42 seconds West, 36.66 feet to a point in the proposed northerly margin 52 feet from centerline station 398+09.98; thence, with said proposed northerly margin, North 66 degrees 38 minutes 10 seconds East, 49.67 feet to a point in the easterly line of subject tract 52 feet from centerline station 397+60.31; thence, with said easterly line of subject tract, South 21 degrees 25 minutes 30 seconds East, 36.50 feet to the beginning, containing 1833 square feet.

Also conveyed with this property is a permanent easement for the purpose of construction and maintenance of a septic tank overflow field systems located and described as follows:

Beginning at a point in the easterly boundary of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, of record in Book 3133, Page 363, Register's Office for Davidson County, Tennessee, in the common boundary line of the property herein conveyed and the John B. Holley and wife, Marjorie Phelps Holley, property 345.7 feet north of Tennessee Hwy No. 12; thence along the common boundary line of the John B. Holley and wife, Marjorie Phelps Holley property and the subject property herein conveyed, S 26°45' E 100 feet to a point; thence S 60°41' W 50 feet to a point; thence northwardly parallel with the common boundary, line between subject property herein conveyed to Clarence W. Fortner and wife, Dorothy L. Fortner, and the John B. Holley and wife, Marjorie Phelps Holley property 100 feet to a point; thence S 60°41' W 50 feet to the point of beginning. Said easement to run with the land and to continue until a publicly owned sewerage disposal system is available and connected to the subject property, after which the described easement will terminate.

Being the same property conveyed to Beverly Cope by Quitclaim Deed from Tone F. Monk (formerly Tonie F. Grimes), of record in Instrument No. 20061009-0124797, in the Register's Office for Davidson County, Tennessee, dated October 4, 2006 and recorded on October 6, 2006.

And being part of the same property devised to Tonie F. Grimes (now Tonie F. Monk) and Beverly F. Oatman (now Beverly Cope) by the Last Will and Testament of Clarence W. Fortner as found in Case Number 06P563 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division), dated December 20, 1991 and filed for record on April 7, 2006.

And being part of the same property conveyed to Clarence W. Fortner and wife, Dorothy L. Fortner, by Warranty Deed from John B. Holley and wife, Marjorie Phelps Holley, of record in Book 4883, Page 837, in the Register's Office for Davidson County, Tennessee, dated January 22, 1975 and recorded on January 27, 1975. The said Dorothy L. Fortner died on October 19, 1996. The said Clarence W. Fortner died on January 7, 2006.

And being part of the same property conveyed to Clarence W. Fortner and wife, Dorothy L. Fortner by Installment Deed from J.D. Phelps, Sr. and wife, Alma Louise Phelps, dated May 15, 1975, recorded July 30, 1975 in Book 4973, Page 50, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5226 Ashland City Highway, Nashville, TN 37218

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 our hands this 27th day of July, 2021

Beverly Cope

Beverly Cope

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Beverly Cope, a widow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2021.

Lori Buie

Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 27, 2021**.

Date

Affiant Signature

07/29/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **29th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY