Karen Johnson Davidson County
Batch# 688346 DEEDWARR
08/02/2021 12:10:36 PM 3 pgs
Fees: $18.00 Taxes: $2,168.20
20210802-0103507

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1470

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven L. Copeland, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Copeland, an unmarried man, and Susanna Jane Fields, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, 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, in the 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 and recorded on May 23, 2013.

Being the same property conveyed to Steven L. Copeland, married by Warranty deed from Neal W. Langdon and Jessica O. Langdon, husband and wife of record in Instrument No. 20210602-0073957 Register's Office for Davidson County, Tennessee, dated June 01, 2021 and recorded on June 02, 2021. Steven L. Copeland nor his spouse have resided in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 600 Songwriter Circle, Nashville, TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Matthew Copeland 600 Songwriter Circle Nashville, TN 37220	Highlands Residential 12001 North Central Expressway, #750 Dallas, TX 75243	160-08-0-116.00

WITNESS THE EXECUTION HEREOF this 27th day of July, 2021.

Steven L. Copeland

State of Alabama
County of Jefferson

On this 27th day of July, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven L. Copeland, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Angela Bingham Gentry
Notary Public

My Commission Expires: ~~MY COMMISSION EXPIRES~~ 02/22/2025

~~**State of Tennessee**)~~
~~**County of Davidson**)~~

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 586,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of July, 2021.

Angela Bingham Gentry
Notary Public

My Commission Expires: ~~MY COMMISSION EXPIRES~~ 02/22/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 586,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of July, 2021.

Notary Public

My Commission Expires: 9/2/24

