Name and Address of New Owner:
Colin Copp
413 Lazy Creek Lane
Nashville, TN 3211

Send Tax Bills To:
Colin Copp
413 Lazy Creek Lane
Nashville, TN 3211

This Instrument Prepared By:
Tahira Pyszka
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 698325 DEEDWARR
08/16/2021 12:04:41 PM 2 pgs
Fees: $13.00 Taxes: $1,548.45
20210816-0110323

Map & Parcel No: 161-13-0B-413-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Scott B. Johnson, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Colin Copp, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 413 On the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131, and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate

Being the same property conveyed to Scott B. Johnson, unmarried, from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, by Warranty Deed dated April 20, 2007 and recorded April 27, 2007 in Instrument #20070427-0050447, said Register's Office. Scott B. Johnson is now married to Bridget Johnson. Said residence was never the principal residence of Bridget Johnson.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of August, 2021.

Scott B. Johnson (SEAL)

STATE OF ~~TENNESSEE~~ LA
COUNTY OF ~~WILLIAMSON~~ Rapides

On this 12th day of August, 2021, before me personally appeared Scott B. Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of August, 2021.

Notary Signature
My commission expires: upon death

MICHELE L. HARRIS
NOTARY PUBLIC-LOUISIANA
PARISHES OF
RAPIDES, GRANT & AVOYELLES
ID# 56012

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $418,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Scott B. Johnson

STATE OF ~~TENNESSEE~~ LA
COUNTY OF ~~WILLIAMSON~~ Rapides

Sworn to and subscribed before me this 12th day of August, 2021.

Notary Signature
My commission expires: upon death

MICHELE L. HARRIS
NOTARY PUBLIC-LOUISIANA
PARISHES OF
RAPIDES, GRANT & AVOYELLES
ID# 56012