Karen Johnson Davidson County
Batch# 700779 DEEDWARR
08/19/2021 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20210819-0112314

WARRANTY DEED

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-793

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin Copeland and Kelly Copeland	Home Point Financial Corp.	091 06 0 171.00
(NAME) 1109 57th Avenue North	(NAME) 9 Entin Road suite 200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Parsippany NJ 07054	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jonathan Kelly Cressman, an unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Kevin Copeland and Kelly Copeland, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of West Park Addition, No. 2, of record in Book 2330, Page 63, Register's Office for said County, said Lot No. 6 fronts 52.0 feet on the Southeasterly margin of 57th Avenue North and extends back 159.5 feet on the Northeasterly line and 171.2 feet on the Southwesterly line to a dead line in the read, measuring 54.0 feet thereon.

Being the same property conveyed to Jonathan Kelly Cressman, An Unmarried Man, by Warranty Deed from Murray Lewis Anderson, of record in Instrument No. 20200513-0049378, in the Register's Office of Davidson County, Tennessee, dated April 30, 2020 and recorded on May 13, 2020.

Being the same property conveyed to Murray Lewis Anderson, by Administrator's Quitclaim Deed from Murray Lewis Anderson, as Administrator of the Estate of Sidney Marie Anderson A/K/A Marie S. McCord, of record in Instrument No. 20180122-0006119, in the Register's Office of Davidson County, Tennessee, dated January 05, 2018 and recorded on January 22, 2018. The said Sidney Marie Anderson A/K/A Marie S. McCord since deceased on September 06, 2017. (also see Probate at Case No. 17P1455).

Being the same property conveyed to Marie S. McCord, unmarried, by Warranty Deed from Charles Ray Sutton et ux Ora Belle Sutton, of record in Book 5485, Page 86, in the Register's Office of Davidson County, Tennessee, dated August 16, 1979 and recorded on August 20, 1979.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 1109 57th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 18th day of August, 2021.

GRANTOR:

Jonathan Kelly Cressman

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jonathan Kelly Cressman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 18th day of August, 2021.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/19/2021 (date ~~of document~~).

Affiant Signature

08/19/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025