Karen Johnson Davidson County
Batch# 731174 DEEDWARRSP
10/06/2021 03:36:30 PM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20211006-0134596

1st

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Karen L. Kops 606 Monroe Street Nashville, Tennessee 37208	Map/Parcel No. 082-09-0-036.00	Karen L. Kops 606 Monroe Street Nashville, Tennessee 37208
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, CRAIG M. JERVIS and wife, MARCIA M. JERVIS (collectively, the "Grantor"), have bargained and sold, and by these presents transfers and conveys to KAREN L. KOPS (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 606 Monroe Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

STEPHANIE G. COVINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

Subscribed and sworn to before me this 30th day of September, 2021.

Notary Public
My Commission Expires: 1/8/24

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of September, 2021.

GRANTOR:

CRAIG M. JERVIS

MARCIA M. JERVIS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Stephanie Covington, the undersigned, a Notary Public in and for said County and State, the within named CRAIG M. JERVIS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

30th WITNESS my hand and seal at office in Nashville, Tennessee, on this the 30th day of September, 2021.

Notary Public

My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 8, 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Stephanie Covington, the undersigned, a Notary Public in and for said County and State, the within named MARCIA M. JERVIS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

30th WITNESS my hand and seal at office in Nashville, Tennessee, on this the 30th day of September, 2021.

Notary Public

My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 8, 2024

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of North Nashville Real Estate Company's Plan of record in Plat Book 21, page 105, 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 Craig M. Jervis and wife, Marcia M. Jervis by deed of record in Book 9732, page 513, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2021 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 9/30/21 (date of document).

Affiant Signature

9/30/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

