Name and Address of New Owner:
Emily Gail Kopsko and Robyn Anne Kopsko
2753 Windemere Drive
Nashville, TN 37214

Send Tax Bills To:
new owners

Karen Johnson Davidson County
Batch# 732066 DEEDWARR
10/08/2021 02:36:16 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20211008-0135778

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 084-07-0-044.00

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, **Matthew C. Higdon, unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily Gail Kopsko and Robyn Anne Kopsko, married to each other,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Sunny Acres, Section Three, of record in Book 2663, Page 92, Register's Office for Davidson County, Tennessee, and more fully described in deed of record in Book 4734, Page 825, Register's Office for said County as follows:

Said Lot No. 106 fronts 115 feet on the southerly side of Windemere Drive and runs back between lines 403.8 feet on the westerly side and 430.5 feet on the easterly line which is a broken line, to a line in the rear on which it measures 39.41 feet thereon.

Being the same property conveyed to Matthew C. Higdon, unmarried man, by Warranty Deed from Vic Alexander, Trustee of The Betty J. Patton Testamentary Family Trust of record in Instrument No. 20190702-0064597 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 2, 2019. (Value of consideration shown in aforementioned deed $410,000.00.)

Being also known as 2753 Windemere Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-21-2753

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 5th day of October, 2021.

(SEAL)
Matthew C. Higdon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew C. Higdon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of October, 2021.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 5th day of October, 2021.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2024

Notary Public
My commission expires: 7/1/24

File No. 2021-1838