**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 741956 DEEDWARR
10/22/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20211022-0142435

File No. BC-21-894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/2023

(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lynne Booth Snell | Same As New Owner | |
| (NAME) | (NAME) | |
| 523 A Stevenson Street | 523A Stevenson Street | 091-09-4N-001.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Copperhead Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynne Booth Snell, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Situated in Davidson County, Tennessee, being Unit No. A, on the plan of Homes at 523 Stevenson Street, Townhomes, a Planned Unit Development, filed as Exhibit to and established by Master Deed of record in Instrument No. 20200806-0087816, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.**

**Being a portion of the same property conveyed to Randall L. Craft, married by Special Warranty deed from Citi financial Inc, a corporation organized and existing under and by virtue of the laws of the State of Texas by, Carrie Wallace, in her capacity as Vice President of Closing Operations of Olympus Asset Management Attorney in Fact for Citi financial Inc of record in Instrument No. 20110503-0033736 Register's Office for Davidson County, Tennessee, dated April 07, 2011 and recorded on May 03, 2011.**

**Being a portion of the same property conveyed to Randall L. Craft, married by Quitclaim deed from Randall L. Craft, married of record in Instrument No. 20151214-0125596 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 14, 2015.**

**Being a portion of the same property conveyed to Jackie Stevens and Angie Stevens, husband and wife, and Kelly Stanley and Scott Stanley, wife and husband by Warranty deed from Randall Craft, married of record in Instrument No. 20200701-0071611 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 1, 2020.**

**Being a portion of the same property conveyed to Copperhead Properties, LLC a Tennessee Limited Liability Company by Quitclaim deed from Jackie Stevens and Angie Stevens, husband and wife, and Kelly Stanley and Scott Stanley, husband and wife of record in Instrument No. 20200806-0087815 Register's**

**Office for Davidson County, Tennessee, dated August 5, 2020 and recorded on August 6, 2020.**

**This is property more commonly known as 523 A Stevenson Street, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 19th day of October, 2021.

Copperhead Properties, LLC

By: _____
Leslie Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 2021, before me personally appeared Leslie Garside, Authorized Agent of Copperhead Properties, LLC, 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 19th day of October, 2021.

_____
Notary Signature
My commission expires: 4/26/2025

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 10/19/21.

Date

Affiant Signature

10/19/21
Date

State of Tennessee
County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON