Karen Johnson Davidson County
Batch# 753187 DEEDWARR
11/12/2021 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20211112-0150560

Warranty Deed

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2021.

Notary Public

My commission expires: 9/20/2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael McCann and Brittany McCann	Evansville Teachers Credit union New Owner(s)	103-04-0-006.00
212 46th Ave. N	1200 Forest Bridge Rd.	
Nashville TN 37209	Louisville KY 40223	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRADLEY COPELAND AND MOLLY MITCHELL COPELAND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL MCCANN AND BRITTANY MCCANN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 411 of Block 21 on the Map of Charlotte Park Company's First Addition, of record in Plat Book 57, Pages 102 and 103, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Molly Mitchell by Warranty deed from Michael Shay Bailey of record in Instrument No. 20060427-0048559 Register's Office for Davidson County, Tennessee, dated October 11, 2005 and recorded on April 27, 2006.

Being the same property conveyed to Green Leaf, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Molly Mitchell Copeland FKA Molly Mitchell, married of record in Instrument No. 20180228-0018929, Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on February 28, 2018.

Being the same property conveyed to Bradley Copeland and Molly Copeland, husband and wife by Quitclaim deed from Copeland Holdings LLC, a Tennessee limited liability company fka Green Leaf, LLC, a Series limited liability company of record in Instrument No. 20200409-0037678 Register's Office for Davidson County, Tennessee, dated April 7, 2020 and recorded on April 9, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 212 46th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of November, 2021.

Bradley Copeland

Molly Mitchell Copeland

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 Bradley Copeland and Molly Mitchell Copeland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of November, 2021.

Notary Public

My Commission Expires: 7.3.25

STEVE MORRIS
NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 4, 2021.

J. Carlton Drumwright

November 4, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 4, 2021.

Notary

My Commission Expires: 12/18/22

