Karen Johnson Davidson County
Batch# 784844 DEEDWARR
01/05/2022 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,117.51
20220105-0001887

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 4/3/22

(AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

File No. BC-21-1859

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
Robert Drimmer	New Owner	
(NAME)	(NAME)	
314 Scott Avenue	314 Scott Avenue	083-06-0-040.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **Lauren Coplan , unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Drimmer, a married man**, 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:

Land in Davidson County, Tennessee, Being Lot No. 33 on the Subdivision of "Weakley Place", Subdivision of Lots No. 8-9-10 and Part Of Lot No. 7 in Block "A"; Lots No. 13-14 in Block "B"; and All of Block "C", as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Jeffrey W. Coplan, a married man, by Warranty Deed from Arlin L. McRae, a married man, of record in Instrument Number 20061227-0159126, Register's Office for Davidson County, Tennessee, dated December 22, 2006, and recorded on December 27, 2006

Being the same property conveyed to Lauren Coplan by Quit Claim deed from Jeffrey W. Coplan of record in Instrument No. 20150623-0060169 Register's Office for Davidson County, Tennessee, dated April 09, 2015 and recorded on June 23, 2015.

This is property more commonly known as 905 North 16th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 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 30th day of December, 2021.

Lauren Coplan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2021, before me personally appeared Lauren Coplan, 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 30th day of December, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **December 30, 2021**.

Affiant Signature

12/30/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

30th day of **December**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

