Karen Johnson Davidson County
Batch# 785020 DEEDWARR
01/05/2022 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20220105-0002127

# WARRANTY DEED

ANDERSON-H21465

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF December, 2021.

(Affix Seal) Notary Public

My Commission Expires: 8/10/25

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Paul J. Anderson, Jr and Rachel Austen Anderson, husband and wife | American Pacific Mortgage Co. | 42-13-82/42-13-83 |
| 235 Foxboro Drive | 3000 Lava Ridge Ct. Ste. 200 | |
| Madison, TN 37115 | Roseville,CA 95661 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ROBERT F. COPELAND, JR. AND WIFE, MARY ANN COPELAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PAUL J. ANDERSON, JR AND RACHEL AUSTEN ANDERSON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. (s) 24 and 25 on the Plan of Hedgewood Hills, Section Two of record in Plat Book 3700, Page 44, 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 Robert F. Copeland, JR. and wife, Mary Ann Copeland by Warranty deed from William C. Gifford and wife, Sue Gifford of record in Book 5391, page 262, Register's Office for Davidson County, Tennessee, dated Janaury 30, 1979 and recorded on Janaury 30, 1979.

Being also known as 235 Foxboro Drive Nashville, Tennessee 37115.

( ) unimproved
This is ( X ) improved property known as 235 Foxboro Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 29th day of December, 2021 :

Robert F. Copeland, Jr.

Mary Ann Copeland

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named ROBERT F. COPELAND, JR. AND WIFE, MARY ANN COPELAND, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner Co., Tennessee, this 29th day of December, 2021.

Notary Public

My Commission Expires: 6/7/25

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on December 29, 2021.

Affiant Signature

12-29-21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 29 day of December, 2021.

Christina Indrei

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY