THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3577
Parcel ID: 102-14-0-106

Property Address:
877 Belton Drive, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 838353 DEEDWARR
04/12/2022 10:40:55 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20220412-0042152

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
First Horizon Bank
12719 Cantrell Rd. Ste. 200
Little Rock, AR 72223

Address of New Owner:
Annalisa Gardner
877 Belton Drive
Nashville, TN 37205

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JAMES COPENS,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ANNALISA GARDNER, and JAMES COPENS, as joint tenants with rights of survivorship**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Crest Meade, Section "A", of record in Book 2330, Page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JAMES COPENS by Deed dated July 31, 2003 from FRANCES W. COFFEY, JOHN DANIEL WILLIAMS and JAMES GOWER WILLIAMS, Devisees under the WILL OF MARY FRANCES WILLIAMS, deceased, recorded August 11, 2003, in Instrument Number 20030811-0113824, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 877 Belton Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

7. 2022 Davidson County property taxes are a lien not yet due and payable.

9. All matters on the Plan of record in Plat Book 2330, page 154, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto ~~set my~~ signature, this 8 day of April, 2022.

JAMES COPENS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, ~~the undersigned, a Notary Public~~ in and for said county and state, the within named JAMES COPENS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 8 day of April, 2022.

JACKSON M. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $200,000.00.

Affiant

SWORN TO and subscribed before me on this 8 day of April, 2022.

JACKSON M. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-13-24