PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 842489 DEEDWARR
04/20/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $9,435.00
20220420-0045544

Ivey Title, LLC Ref: (DM) Title No.: 62506
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Iwanicki Heather Kamins 4100 Copeland Drive Nashville, TN 37215	Renasant Bank 2001 Park Pl. N Ste 650 Birmingham AL 35203

TAX MAP PARCEL NUMBERS: 116160G00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly McDaniel, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Iwanicki and Heather Kamins, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 4100 Copeland Drive of record in Inst. No. 20160720-0074907, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kelly McDaniel, a married woman, by Warranty Deed from Colelasure Company (incorrectly spelled on the prior deed as Coleashure Company), dated June 17, 2017 and recorded on June 20, 2017, of record in Inst. No. 20170620-0061788, Register's Office for Davidson County, Tennessee.

Christopher McDaniel, spouse of Kelly McDaniel, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 4100 Copeland Drive of record in Inst. No. 20160720-0074907, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20160720-0074907, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; and Charter of Homes at 4100 Copeland Drive of record in Inst. No. 20160720-0074906, said Register's Office.

This is improved property, known as 4100 Copeland Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of April, 2022.

Kelly McDaniel **Christopher McDaniel**

State of North Carolina

County of Macon

On this 11th day of April, 2022, before me the undersigned authority, personally appeared Kelly McDaniel and Christopher McDaniel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Leslie A. Cook

My Commission Expires: October 4, 2023

LESLIE A. COOK
Notary Public, North Carolina
Macon County
My Commission Expires
October 04, 2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,550,000.00.

Affiant

Sworn and subscribed before me this 11th day of April, 2022.

Notary

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON 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 April 11, 2022.

J. Carlton Drumwright

April 11, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 11, 2022.

Notary

My Commission Expires: 12/18/22

