THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220239570**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2022. Notary Public My Commission Expires: 6-25-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 844429 DEEDWARR
04/25/2022 09:26:27 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20220425-0047097

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CDH Properties, LLC 304 Valeria Street Nashville TN 37210	New Owner	Tax Parcel ID No. 119 01 0 376.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Copelin, Holly Copelin n/k/a Holly Hanks, Jackie Copelin, and Matthew Copelin** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CDH Properties, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 59, as shown on the map entitled Overhill City and W. H. Fox Subdivision of Block 29 of Cumberland Nurseries Subdivision, of record in Plat Book 332, page(s) 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty J. Copelin, by Quit Claim Deed from Michael J. Copelin, Michelle R. Copelin, and Betty J. Copelin, of record in Instrument No. 20040116-0006864, in the Register's Office of Davidson County, Tennessee, dated January 09, 2004 and recorded on January 16, 2004.

The said Betty J. Copelin died intestate on April 19, 2015, survived by her children, William R. Copelin and Michael J. Copelin. See Affidavits of Heirship of record in Instrument No. 20220425-0047090, Instrument No. 20220425-0047091, and Instrument No. 20220425-0047092.

The said William R. Copelin having died since on March 05, 2017, survived by Holly Austin Copelin n/k/a Holly Hanks, Jackie Copelin, and Matthew Copelin. See Affidavits of Heirship of record in Instrument No. 20220425-0047093, Instrument No. 20220425-0047094, Instrument No. 20220425-0047095, Instrument No. 20220425-0047096, and Instrument No. ———.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30 of Cumberland Nurseries Subd., as recorded in Plat Book 332, Page(s) 21.

This is improved property located at 304 Valeria Street Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2022.

Michael J. Copelin

Jackie Copelin

Matthew Copelin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Copelin, Jackie Copelin, and Matthew Copelin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Holly Copelin n/k/a Holly Hanks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly Copelin n/k/a Holly Hanks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2022.

Amanda Joy O'Dell
Notary Public
My Commission Expires: 1/14/2026

