Karen Johnson Davidson County
Batch# 870752 DEEDWARR
06/14/2022 07:58:30 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20220614-0067252

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

File #22-KA-03914-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/19/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob R. Lindley and Kathryn J. Lindley	~~New Owner~~ Bank of Tennessee	
(NAME)	(NAME)	
3914 Cambridge Avenue	301 E Center Street	**10308017900**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DARDEN H. COPELAND AND NATALIE R. COPELAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB R. LINDLEY AND KATHRYN J. LINDLEY, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 1 on the Plan of the Re-Subdivision of Lot No. 368 of Richland Realty Company's Division "C", Re-Subdivision of Lot 367 and part of Lot 368, and Re-Subdivision of Lot 366 on the Map of Richland Realty Company's Division "C", according to survey made by A&A Engineers, Inc., date June 28, 1991, plat of which is of record in Plat Book 8250, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Darden H. Copeland and Natalie R. Copeland, husband and wife by Warranty deed from Dwight C. Hall and Haylee Adele Hall of record in Instrument No. 20140624-0055263 Register's Office for Davidson County, Tennessee, dated June 20, 2014 and recorded on June 24, 2014.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 8250, Page 43, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3914 Cambridge Avenue, Nashville, TN 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th day of June, 2022.

Darden H. Copeland

Natalie R. Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2022, before me personally appeared Darden H. Copeland, 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 6th day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2022, before me personally appeared Natalie R. Copeland, 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 6th day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

I Lisa Allard, 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 June 6, 2022.

Lisa Allard, Affiant June 6, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this June 6, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024