Karen Johnson Davidson County
Batch# 881601 DEEDWARR
06/30/2022 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20220630-0075779

# WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Kelly Copeland | SEND TAX BILLS TO: NEW OWNER | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) | (NAME) 1255 MORNING GLORY CT. | 16500002100 |
| (ADDRESS) | (ADDRESS) BRENTWOOD, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Walter F. Rumble* and Taylor A. Rumble**** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Copeland**, A MARRIED MAN , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*widowed **Unmarried

**Land in the 2nd formerly 3rd Civil District of Davidson County, Tennessee, being known as Lots No. 2 and 3 on the Map of the Lands of Harry Warnich and described according to a copy of a survey thereof made April 26, 1948 by Watkins & Murray Surveyor as follows:**

**Beginning at a point in the center line of Old Hickory Boulevard at the common corner of Lots Nos. 1 and 2; thence with the line between said lots, North 45 degrees, 30' West 200 feet to an iron pin; thence North 38 degrees Est 200 feet to an iron point at the corner of Lots 3 and 4; thence with the line between said lots, South 45 degrees 30' East 204 feet to a point in the center line of Old Hickory Boulevard; thence with the center line of same South 39 degrees 15' West 100 feet and continuing with the center line of said Boulevard south 38 degrees West 100 feet to the beginning.**

**Being the same property conveyed to Walter F. Rumble, Barbara E. Rumble and Taylor A. Rumble, as tenants in common with rights of survivorship, by virtue of that certain Warranty Deed dated May 17, 2017, and being of record at Instrument No. 20170519-0049836 in the Register's Office of Davidson County, Tennessee.**

**Barbara E. Rumble died on February 11, 2020, leaving Walter F. Rumble and Taylor A. Rumble as the remaining tenants.**

Being the same property conveyed to Walter F. Rumble, Barbara E. Rumble and Taylor A. Rumble, as tenants in common with rights of survivorship

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 4034 Lavergne Couchville Pike Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, agai

Witness my hand this 28th day of June, 2022.

Taylor A Rumble

**Taylor A. Rumble**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Taylor A. Rumble**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of June, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 28th day of June, 2022.

Walter F. Rumble

STATE OF WEST VIRGINIA
COUNTY OF Tucker

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Walter F. Rumble**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of JUNE, 2022.

Notary Public

My Commission Expires: July 19, 2026

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Brenda L. Wolford
Grant County Bank
901 William Ave.
Davis, WV 26260
My Commission Expires July 19, 2026

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Allison Taylor, 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 28, 2022.

Date

Affiant Signature

6/29/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON