Karen Johnson Davidson County
Batch# 881613 DEEDWARR
06/30/2022 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $781.26
20220630-0075801

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0322

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Copeland	NEW OWNER	Map: 16500012800
(NAME) 1255 Morning Glory Court	(NAME) 1255 MORNING GLORY CT.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED ELEVEN THOUSAND ONE HUNDRED FIFTY AND NO/100 DOLLARS ($211,150.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VIVIAN P. TIDWELL, INDIVIDUALLY AND VIVIAN TIDWELL, AS DEVISEE UNDER THE WILL OF GLENN THOMAS TIDWELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KELLY COPELAND, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Second Civil District, Antioch, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 01/28/22 Project Number 22-003 (Gregory E. Daniels, TN R.L.S. #1489); and being more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way of LaVergne Couchville Pike, said pin also being at the southeasterly corner of Christ Miracle Chapel, of record in Instrument Number 20021101-0134330 R.O.D.C. TN and proceeding,

1. Leaving said northerly right-of-way of LaVergne Couchville Pike and with the easterly boundary of said Christ Miracle Chapel N 41deg20'57" W 686.52 feet to an existing iron pin on the southerly boundary of John Presley, et ux, of record in Deed Book 6118, Page 284 R.O.D.C. TN; thence,

2. With said southerly boundary of John Presley, et ux S 82deg47'09" E 156.06 feet to an existing iron pin on the southerly boundary of Vivian Parker Tidwell of record in Instrument Number 20090828-0080980 R.O.D.C. TN; thence,

3. With said southerly and easterly boundary of Vivian Parker Tidwell S 44deg26'18" E 187.88 feet to an existing iron pin; thence,

4. N 17deg40'45" E 160.69 feet to an existing iron pin; thence

5. N 11deg00'54" E 228.17 feet to an existing iron pin at the southwesterly corner of Randall David Tidwell of record in Instrument Number 20170307-0022391 R.O.D.C. TN; thence,

6. With the southerly boundary of said Randall David Tidwell and Glenn Tidwell of record in Instrument Number 20110209-0011238 R.O.D.C. TN S 73deg42'14" E 296.74 feet to an iron pin set at the

southwesterly corner of Luis Trejo, et ux of record in Instrument Number 20210812-0109111 R.O.D.C. TN; thence,

7. With the southerly boundary of Luis Trejo, et ux S 69deg48'37" E 101.32 feet to an iron pin set at the southwesterly corner of Belinda Martinez, et vir of record in Instrument Number 20170613-0059314 R.O.D.C. TN; thence,

8. With said southerly boundary of Belinda Martinez, et vir S 72deg54'25" E 41.39 feet an iron pin set at the northeasterly corner of Samuel Elam of record in Deed Book 7367, Page 254 R.O.D.C. TN; thence,

9. With the northerly boundary of Samuel Elam S 43deg27'19" W 156.74 feet to an existing iron pin at the northeasterly corner of Walter Rumble, et al of record in Instrument Number 20170519-0049836R.O.D.C. TN ; thence,

10. With the northerly boundary of Walter Rumble, et al and Kimberly Bowen of record in Instrument Number 20130703-0069263 R.O.D.C. TN S 43deg57'57" W 299.60 feet to an existing iron pin at the northwesterly corner of Kimberly Bowen; thence,

11. With the westerly boundary of Kimberly Bowen S 38deg42'21" E 171.63 feet to an existing iron pin on the northerly right-of-way of LaVergne Couchville Pike; thence,

12. With said northerly right-of-way of LaVergne Couchville Pike S 43deg16'13" W 127.14 feet to a point; thence,

13. S 43deg08'18" W 71.76 feet to the point of beginning.

Containing 222,991 square feet or 5.12 acres more or less.

Being the same property conveyed to Glenn Tidwell and Vivian P. Tidwell, by deed from Randall Tidwell and wife, Connie Tidwell, of record in Instrument No. 20130226-0019054, Register's Office for Davidson County, Tennessee. The said Glenn Tidwell died testate on 1/23/17 and the Will was admitted to Probate as Probate No. 17P-475 of record in Probate Court of Davidson, County, Tennessee. The Grantors herein execute this instrument as Devisee Under the Will of Glenn Tidwell.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) Right of Way Deed of record in Book 2545, Page 58, in the Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 4046 Lavergne Couchville Pk., Antioch, TN 37013
(House No.) (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, 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 our hands this 28th day of June, 2022.

Vivian P. Tidwell

Estate of Glenn Thomas Tidwell

Vivian P. Tidwell

Vivian Tidwell, Devisee

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vivian P. Tidwell, individually and Vivian Tidwell, as Devisee under the Will of Glenn Thomas Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

1/3/23

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 29 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)