Karen Johnson Davidson County
Batch# 924171 DEEDWARR
10/03/2022 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,482.96
20221003-0108579

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-4-26
(AFFIX SEAL)

J PHILLIP NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 04 2026

JM-BMR-22-925-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
MCH SFR Property Owner 1B LLC	**NEW OWNER**	
(NAME)	(NAME)	**059-15-0A-131.00-CO**
14355 Commerce Way		
(ADDRESS)	(ADDRESS)	
Miami Lakes, FL 33016		
(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, **FRANCIS T. COPLEN AND WIFE, CASSANDRA E. COPLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCH SFR PROPERTY OWNER 1B LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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. 45 on the Plan of Chateau Valley, Phase Four of record in Plat at Instrument No. 20070207-0016366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Francis T. Coplen and wife, Cassandra E. Coplen by Warranty Deed from Cumberland Builders, Inc. of record in Instrument No. 20080613-0061146 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 13, 2008.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20070207-0016366, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070530-0064197 and Book 7835, Page 86, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area and Open Space of record in Instrument Number 20070621-0074414, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7702, Page 428, Book 7702, Page 434, Instrument Number 20031010-0150642, Instrument Number 20070329-0037729, in the Register's Office for Davidson County, Tennessee.
- Certificate of Dedication of Public Utilities and Drainage Easement of record in Instrument Number 20050103-0000576, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to South Central Bell Telephone Co. of record in Book 8168, Page 660, in the Register's Office for Davidson County, Tennessee.
- Deed Conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 8204, Page 231, and in Book 8377, Page 948, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services for Water Mains of record in Book 8204, Page 271, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication for Sanitary sewers and/ or Storm drainage or Water Mains & Appurtenances of record in Book 9466, Page 749, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **925 Bordeaux Pl, Nashville, Tennessee 37207**.

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 30th DAY OF SEPTEMBER, 2022.

Francis T. Coplen

Cassandra E. Coplen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCIS T. COPLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASSANDRA E. COPLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 September 30, 2022 (date of document).

Kayla Short
Affiant Signature

9/30/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 30th day of September, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

