Karen Johnson Davidson County
Batch# 973399 DEEDWARR
02/23/2023 09:47:06 AM 2 pgs
Fees: $13.00 Taxes: $2,545.60
20230223-0012724

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230143434**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $688,000.00. Affiant Subscribed and sworn to before me, this 22nd day of February, 2023 Notary Public My Commission Expires:

JEROLYN LYNNETTE SWITZER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner: Rachelle Whitney Johnson and Joshua Robert Johnson 600 Songwriter Circle Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 08 0 116.00

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, **Matthew Copeland and Susanna Jane Fields, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rachelle Whitney Johnson and Joshua Robert Johnson, wife and husband,** ("Grantees"), their 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. 5 on the Plan of First Revision, Section One, West Fork Farm of record in Book 6900, Page 820, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.

Being the same property conveyed to Matthew Copeland, an unmarried man, and Susanna Jane Fields, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Steven L. Copeland, married, of record in Instrument No. 20210802-0103507, in the Register's Office of Davidson County, Tennessee, dated July 27, 2021 and recorded on August 02, 2021.

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 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, Section One, West Fork Farm, as recorded in Book 6900, Page 820.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Fork, as recorded in Book 6250, Page 769 and Surveyor's Certificate of Correction in Book 6757, Page 226.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6458, Page 94; Amendment recorded in Book 6598, Page 52; Book 6706, Page 1; Book 6764, Page 358; Book 7715, Page 143 and Book 8430, Page 307.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7086, Page 401.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.

This is improved property located at 600 Songwriter Circle Nashville TN 37220

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 21 day of February, 2023.

Matthew Copeland

Susanna Jane Fields

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Copeland and Susanna Jane Fields, 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 21 day of February, 2023.

Angela Bingham Gentry
Notary Public
My Commission Expires: MY COMMISSION EXPIRES 02/22/2025

