Karen Johnson Davidson County
Batch# 974215 DEEDWARR
02/24/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20230224-0013357

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $190,000

Affiant Signature

Subscribed and sworn to before me on this the 24 Day of Feb, 23.

Notary Public

My Commission expires 3/7/23

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

NAME AND ADDRESS OF PROPERTY OWNER:
Rebecca Marie Hatfield
214 Old Hickory Blvd, #119
Nashville, TN 37221
SEND TAX BILLS TO:
Rebecca Marie Hatfield
214 Old Hickory Blvd, #119
Nashville, TN 37221
MAP AND PARCEL NUMBER: Tax ID #: 142040A11900CO

WARRANTY DEED

23NT00098

Effective the 22nd Day of February, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carole L. Kopjoe, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rebecca Marie Hatfield

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 119 on the Plan of Belle Forest Condominiums, as of record in Book 5200, page 167, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Carole L. Kopjoe, unmarried by Warranty Deed from Mary A. McAllester, unmarried dated 02/18/2000 recorded 02/22/2000 in Book NA, Page NA, as Document Number 200002220016824, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 214 Old Hickory Blvd, Nashville, TN 37221

This Conveyance is made subject to Restrictions of record in book 5438, page 699 and document no. 200908190078072, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22nd day of Feburay, 2023

Carole L Kopjoe AKA Carole Kopjoe by Karen Hoffman Attorney in fact

Carole L. Kopjoe AKA Carole Kopjoe by Karen Hoffman, Attorney-In-Fact

State of NC }
County of Mecklenburg }

On this 22nd day of February 2023, before me personally appeared **Karen Hoffman,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Carole L. Kopjoe AKA Carole Kopjoe** and who acknowledged that she/he executed the same as the free act and deed of **Carole L. Kopjoe AKA Carole Kopjoe**.

Wanda S. Ezell Notary Public
Notary Public

My commission expires: 09/19/2024

WANDA S. EZELL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
09/19/2024

Certificate of Authenticity

I, Nick Harris, 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 **February 22, 2023**.

Affiant Signature

2/22/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023