WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20568-RR

Karen Johnson Davidson County
Batch# 982722 DEEDWARR
03/21/2023 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230321-0020192

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: 320,000.00 AFFIANT Subscribed and sworn to before me, this 20 day of March, 2023 NOTARY PUBLIC My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Geovany Primero Mejia 611 Westchester Drive Nashville, TN 37115	Pinnacle Bank 150 3rd Ave S, Suite 1000 Nashville, TN 37201	042-10-0-033

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY THOUSAND DOLLARS AND NO CENTS ($320,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of March, 2023, the undersigned, **Willie Thomas Coppinger**, a married person, and hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Geovany Primero Mejia,** an unmarried man, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County and more particularly described as follows:

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 38 on the Plan of Sherry Heights, Section II, of record in Book 2331, Page 69, Register's Office for said county. Being the same property conveyed to Willie Thomas Coppinger, by deed dated 02/07/2019 and recorded 02/11/2019, from Lavern Brady Coppinger, of record in Instrument No. 20190211-0012473, Register's Office for Davidson County, Tennessee.

This is improved property known as **611 Westchester Drive Nashville, TN 37115.**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium

assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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 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 whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 20th day of March 2023.

Willie T Coppinger

Willie Thomas Coppinger

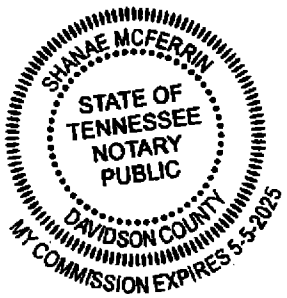
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Willie Thomas Coppinger,** 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 at office, this 20th day of March, 2023.

Shanae McFerrin

Notary Public
My Commission Expires: 5/5/2025



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 3/20/23.

Affiant Signature

3/20/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of March, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

