Karen Johnson Davidson County
Batch# 1040429 DEEDWARR
08/21/2023 09 59 38 AM 2 pgs
Fees $13 00 Taxes $2,830 50
20230821-0064890

Warranty Deed

R. L MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNES COUNTY OF DAVII The actual consideration or value, whichever is greater, for this transfer is $765,000.00. Affiant Subscribed and sworn to before me, this the 18th day of August, 2023. Notary Public My commission expires: Jan 8 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows.	Send Tax Bills To:	Map/Parcel Numbers:
Chris Koehner	New Owner(s)	09107028000
5010 Michigan Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COPELAND HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS, GREEN LEAF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS GREEN LEAF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SERIES NO. 1503**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS KOEHNER, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 917 and 919, Block 136, as shown on the map entitled Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, 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 Green Leaf, LLC, a Tennessee Series Limited Liability Company, Series No. 1503 by Warranty deed from Lloyd C. Jordan and Sylvia E. Jordan, husband and wife of record in Instrument No. 20150522-0047690 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 22, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5010 Michigan Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and

assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2023

Copeland Holdings, LLC, FKA Green Leaf, LLC, a Tennessee Limited Liability Company

By: Molly Mitchell Copeland
Molly Mitchell Copeland, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Molly Mitchell Copeland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Copeland Holdings, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025