Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 23-PH-23-183

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Murfreesboro
720A South Church Street
Murfreesboro, TN 37130
M-23-1139

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Karen Johnson Davidson County
Batch# 1050334 DEEDWARR
09/15/2023 11 43 36 AM 5 pgs
Fees: $28 00 Taxes $1,110 00

20230915-0072495

SUBSCRIBED AND SWORN
THIS 11th day of September, 2

Notary Public

Commission Expires: 7-7-25

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Janet Wilkins 183 Westfield Drive Nashville, TN 37221	new owner	128-13-0A-183-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Karen Louise Kilian, Co-Executor and Devisee, Mark Copen, Co-Executor and Devisee Dennis Copen, Devisee, Laura Mucerino, Devisee and Amy Nash, Devisee of the Estate of William A. Copen

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janet Wilkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being apartment Unit No. 183 of Westfield Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed for The Westfield (formerly The Hamlet) Condominiums, of record in Book 6678, page 771, and amended in Book 6736, page 110, Book 6801, page 962, and further amended in Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to William A. Copen and Jeanette Copen, husband and wife by Warranty deed from Sharon L. Hendrixson, as Executrix of the Estate of Crystal Burnette Nelms of record in Instrument No. 20140919-0086033 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 19, 2014 (Value of consideration shown in aforementioned deed $114,500 00.) The said Jeanette Copen became deceased on or about March 20, 2017, vesting William A. Copen as surviving tenant by the entirety. Said William A. Copen became deceased on or about June 30, 2023. Reference is made to his Last Will and Testament admitted to probate in Docket No 23P1468, Circuit Court of Davidson County, Tennessee, in which, Karen Kilian, Dennis Copen, Mark Copen, Laura Mucerino, and Amy Nash are named as devisees.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 183 Westfield Drive, Nashville, TN 37221

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; and we so covenant with the 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, 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 GRANTEES, 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.

Dated this the 11th day of September, 2023.

Karen Louise Kilian, Co-Executor

Karen Louise Kilian, Devisee

Mark Copen, Co- Executor

Mark Copen, Devisee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 11th day of September, 2023, before me personally appeared Mark Copen and Karen Louise Kilian, Devisee(s) and Co-Executor(s) of Estate of William A. Copen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 11th day of September, 2023.

Notary Signature
My commission expires: 5-16-26

A.C MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Dated this the 11th day of September, 2023

Dennis Copen, Devisee

STATE OF Kentucky
COUNTY OF Logan

On this 11th day of September, 2023, before me personally appeared Dennis Copen, Devisee of Estate of William A Copen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 11th day of September, 2023

Notary Signature
My commission expires July 12, 2025



Dated this the 11th day of September, 2023

Laura Mucerino, Devisee

Laura Mucerino, Devisee

STATE OF North Carolina
COUNTY OF Rutherford

On this 11th day of September, 2023, before me personally appeared Laura Mucerino, Devisee of Estate of William A Copen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 11th day of September, 2023

Notary Signature
My commission expires April 12, 2026

CRYSTAL M. HOLMES
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires April 12, 2026

Dated this the 11th day of September, 2023.

Amy Nash, Devisee
Amy Nash, Devisee

STATE OF FL
COUNTY OF Lake

On this 11th day of September, 2023, before me personally appeared Amy Nash, Devisee of Estate of William A. Copen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of September, 2023.

Notary Signature
My commission expires: 9.9.2024

CHERYL ANN BASS
Notary Public - State of Florida
Commission # HH 38293
My Comm Expires Sep 9, 2024
Bonded through National Notary Assn