Karen Johnson Davidson County
Batch# 1062475 DEEDWARR
10/18/2023 12 53 19 PM 2 pgs
Fees $13 00 Taxes $2,553 00
20231018-0081727

Prepared By ~~& Return To:~~
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0284

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERA[illegible],
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of October, 2023

Notary Public

Commission Expires

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan Coplon and Brooke Coplon 117 Montcastle Court Nashville, TN 37221	Same as new owner	155-02-0A-032.00 CO

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,

Kirk Nienaber and Kristy R. Nienaber, husband and wife

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

Jonathan Coplon and Brooke Coplon, husband and wife

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·

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Montcastle Estates, of record in Book 6900, Pages 326 and 327, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference.

BEING the same property conveyed to Kirk Nienaber and Kristy R. Nienaber, husband and wife, by Warranty Deed from Joseph Morris and wife, Joyce Morris, dated 10/6/2015 and recorded 10/22/2015 in Instrument No. 20151022-0107698, Register's Office for Davidson County, Tennessee.

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 117 Montcastle Court 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 uses, 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 16th day of October, 2023

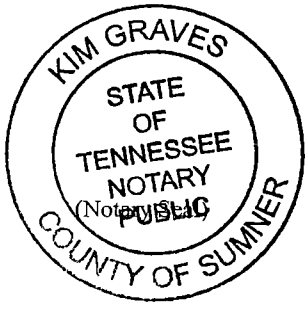
Kirk Nienaber

Kristy R. Nienaber

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kirk Nienaber and Kristy R. Nienaber** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of October, 2023



Notary Public
My Commission Expires 8-20-24