BOX 10-B

Karen Johnson Davidson County
Batch# 1071903 **DEEDWARR**
11/15/2023 09:54:42 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20231115-0088999

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$950,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN REGAN	**PENNYMAC LOAN SERVICES, LLC**	**103-12-0-035.00**
(NAME) **4201 ABERDEEN ROAD**	(NAME) **P. O. BOX 30597**	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) **LOS ANGELES, CA 90030**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GEORGE E. COPPLE AS EXECUTOR OF THE ESTATE OF CAROL ELIZABETH COPPLE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN REGAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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. 60, Block I, as shown on the map entitled Cherokee Park Section 3, of record in Plat Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CAROL E. COPPLE, AN UNMARRIED WOMAN, by deed from ROBERT B. PICKETT AND WIFE, LAYNE HEACOCK PICKETT, of record in Instrument No. 20100714-0055308, dated July 13, 2010, said Register's Office. Pursuant to the Last Will and Testament of CAROL ELIZABETH COPPLE filed in The Seventh Circuit Court of Davidson County, Tennessee Probate Division in Case No. 22P1037, said property is to be administered as part of the estate.

This conveyance is subject to matters shown on the Plan of record in Plat Book 843, pages 2 and 3, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **4201 ABERDEEN ROAD, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 13th day of November, 2023.

George E. Copple Executor

GEORGE E. COPPLE AS EXECUTOR OF THE ESTATE OF CAROL ELIZABETH COPPLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE E. COPPLE AS EXECUTOR OF THE ESTATE OF CAROL ELIZABETH COPPLE,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of November, 2023.

My Commission expires: **March 3, 2026**

Lee A. Cohen

Notary Public

