Karen Johnson Davidson County
Batch# 1129946 DEEDWARR
05/02/2024 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20240502-0032028

Warranty Deed

BROOKE HICKS 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 $218,000.00. Affiant Subscribed and sworn to before me, this the 26th day of April, 2024. Notary Public My commission expires: 5-9-26

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:
Copeland Properties, LLC	New Owner(s)	165-00-0-129.00
1255 Morning Glory Court		
Brentwood, TN 37027		

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, **SUN H. HORN AND HUSBAND, JERRY L. HORN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COPELAND PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** 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, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated August 16, 1991 and revised September 5, 1991 and known as Job no: 910235 as follows:

BEGINNING at an iron pin set on the northerly margin of the Lavergne-Couchville Road, said point of beginning being the Southeast corner of the herein described tract and also being the Northeast corner of the Daisy Marie Whidby property of record in Book 4199, Page 118, R.O.D.C., TN.; thence leaving said Lavergne-Couchville Road and with Whidby's line North 79 degrees 35 minutes 13 seconds West 153.52 feet to an iron pin; thence South 88 degrees 39 minutes 11 seconds West to an existing iron pin in a fence line; thence with a fence and the line of the Nashville Lakeview Limited property of record in Book 7239, Page 809, R.O.D.C., TN. North 01 degrees 37 minutes 56 seconds West 292.33 feet to an iron pin; thence leaving Nashville Lakeview Limited North 89 degrees 31 minutes 34 seconds East 675.89 feet to an iron pin; thence South 47 degrees 26 minutes 39 seconds East 222.21 feet to an iron pin set on the northerly margin of Lavergne-Couchville thence with the northerly margin of Lavergne-Couchville South 42 degrees 33 minutes 21 seconds West 220.99 feet to the point of beginning, containing 5.09 acres more or less.

Being the same property conveyed to Sun H. Horn and husband, Jerry L. Horn by Warranty Deed from Neal Hamlet and wife, Sandra Hamlet of record in Instrument No. 20070228-0024654 Register's Office for Davidson County, Tennessee, dated February 27, 2007 and recorded on February 28, 2007.

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 4070 Lavergne Couchville Pike, Antioch, TN 37013, 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 26th day of April, 2024.

Sun H. Horn

Jerry L. Horn

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 Sun H. Horn and Jerry L. Horn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of April, 2024.

Notary Public

My Commission Expires: 3.3.25

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

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or 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 **April 26, 2024** (date of document).

Affiant Signature

May 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25