Karen Johnson Davidson County
Batch# 1139724 DEEDWARR
05/28/2024 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240528-0039300

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$300,000.00~~ 355,000.00

Affiant

Subscribed and sworn to before me this 31st day of May, 2024.

Notary Public
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2024-903

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kasey E. Moore	New Owner	
3103 Cedar Cottage Dr. Hermitage, TN 37076		097-02-0A-503-00

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, we

Katharine Jablonski now known as Katharine Coppernoll, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kasey E. Moore, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 503 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 6C of record in Plat at Instrument No. 20160129-0008909, 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 Katharine Jablonski, a single woman by Warranty Deed from David Henry Anderson, Jr. and husband Tyler Anderson of record in Instrument No. 20190903-0088765 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 3103 Cedar Cottage Drive, Nashville, TN 37076, 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 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 hands this 21 day of May, 2024.

Katharine Coppernoll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of May, 2024, before me personally appeared Katharine Coppernoll 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 21st day of May, 2024.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 24, 2024.

J. Carlton Drumwright

May 24, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 24, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY