Karen Johnson Davidson County
Batch# 1187223 DEEDWARR
09/27/2024 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20240927-0075066

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 **$239,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 OF **SEPTEMBER, 2024.**

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
CHELSEY RAE VOSS	SAME	**107-14-0A-016.00 CO**
(NAME) **1304 MASSMAN DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37217**	(ADDRESS)	
(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, **WE, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHELSEY RAE VOSS, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, page 50, Register's Office for said County, the part hereby described as being Unit No. 16 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums of record in Book 6326, page 790, said Register's Office.

Being the same property conveyed to Sheila F. Tidwell, unmarried and Connie M. Williams, unmarried, as tenants in common, with expressed rights of survivorship, from William Horrace Swain, a married man, by warranty deed dated May 13, 2004 of record in Instrument No. 20040514-0056685, said Register's Office. Further, being a portion of the property conveyed to Rare Earth Properties, a Tennessee General Partnership, from Sheila F. Tidwell and Connie M. Williams, both unmarried, by quitclaim deed dated July 3, 2007, of record in Instrument No. 20070705-0079971, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 6250, page 50; Storm Water Detention Agreement of record in Book 6161, page 752; Master Deed of Copperfield Terrace Condominiums of record in Book 6326, page 790; By-Laws of record in Book 6326, page 828; Copperfield Terrace Homeowner's Association, Inc. Charter Amendment of record in Book 7872, page 33; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1304 MASSMAN DRIVE, NASHVILLE, TN 37217**
(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; 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 our hands this 26 day of September, 2024.

RARE EARTH PROPERTIES
A Tennessee General Partnership

By: Sheila F. Tidwell, Partner

By: Connie M. Williams, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sheila F. Tidwell and Connie M. Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of **Rare Earth Properties,** the within-named bargainor, a Tennessee General Partnership and that they as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Rare Earth Properties,** by themselves as such partners.

Witness my hand and official seal at office this 26 day of September, 2024.

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



Notary Public

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 26, September 2024.

Custodian's Signature — 09/27/2024 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 27 day of September 2024.



Notary Public

My Commission Expires: 08/24/2027