WARRANTY DEED

Karen Johnson Davidson County
Batch# 1208365 DEEDWARR
11/25/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241125-0092082

File No. DH-24-8041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Opulent Acquisitions and Development LLC and Brass Tacks Construction LLC	New Owner	
(NAME) 204 Point East DR	(NAME)	082-03-0-023.00
(ADDRESS) Nashville TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Juanita Copley, Executrix of The Estate of Dakota Copley,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Opulent Acquisitions and Development LLC and Brass Tacks Construction LLC,** HEREINAFTER CALLED THE GRANTEE, 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, described as follows:

Beginning on the westerly margin of Joseph Street, about 367.6 feet southerly from the southerly margin of Childress Avenue, being the northwest corner of a lot of land conveyed by S. B. Howlett and wife, to A. B. Armstrong, of record in Book 363, Page 180, R.O.D.C.TN; thence with the north line of said lot of land westerly 150 feet, more or less, to the east line of a lot of land conveyed by A. C. Webb and wife, to J. D. Palmer and wife, by deed of record in Book 317, page 121, R.O.D.C., TN; thence with said line southerly 50 feet; thence parallel with the first line, easterly 150 feet, more or less, to the east line of said lot conveyed by said Howlett and wife, to said Armstrong, supposed to be west margin of Joseph Street; thence northerly 50 feet to the beginning.

Being the same property conveyed to Idell Marie Price dated January 15, 1951 and recorded in Book 1938, Page 513, Register's Office of Davidson County, Tennessee. Idell Marie Price subsequently died intestate on July 25, 1990, thereby vesting ownership into her heirs at law: Buford Marklin, Jr.. SEE ALSO: Affidavit of Heirship of record at Instrument No. 202411250092081, Register's office for Davidson County, Tennessee.

Buford Marklin Jr., subsequently died testate on or about April 6, 2010, and his Last Will & Testament was admitted for probate under Docket No. 10P657, in the Seventh Circuit Court for Davidson County, Tennessee. Pursuant to the terms of said Last Will & Testament, the subject property was devised to Dakota Copley. SEE ALSO: Will Book of record in Instrument No. 20140416-0301787, Register's Office of Davidson County, Tennessee.

Dakota Copley subsequently died testate on May 10, 2023, and his Last Will & Testament has been admitted for probate in Docket No. 23P2092, in the Probate Court for Davidson County, Tennessee at Nashville. Pursuant to the terms of the Last Will & Testament, Dakota Copley directed that any real property owned by her at the time of her death be administered as part of her probate estate, subject to the control of her Executrix.

This is property more commonly known as 1002 Joseph Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of November, 2024.

The Estate of Dakota Copley

By: _____
Juanita Copley, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2024, before me personally appeared Juanita Copley, Executrix of The Estate of Dakota Copley, 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 15th day of November, 2024.

_____
Notary Signature
My commission expires: May 8, 2026

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 November 15, 2024.

Date

Affiant Signature

November 15, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of November, 2024.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)