WARRANTY DEED

Karen Johnson Davidson County
Batch# 1218867 DEEDWARR
12/26/2024 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20241226-0099411

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF December, 20 24

Notary Public

MY COMMISSION EXPIRES: 7-3-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prosperous Enterprise, LLC	New Owner	
2727 Alameda St. (NAME)	(NAME)	08203002200
Nashville, TN 37208 (ADDRESS)	(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, **Juanita Copley Executor of The Estate of Dakota Copley** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Prosperous Enterprise, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning on the Westerly margin of Joseph Street at the southeast corner of a lot conveyed by J. D. Palmer and wife to A. S. Williams, Trustee, by deed of record in Book 374, Page 457, Register's Office for Davidson County, Tennessee; thence with said Williams' south line westerly 150 feet more or less, to the east line of a lot conveyed by A. C. Webb and wife to J. D. Palmer and wife, by deed of record in Book 317, Page 121, said Register's Office; thence, with said line southerly 50 feet to the southeast corner of said lot; thence easterly parallel with the first line 150 feet; more or less to the westerly margin of said street; thence with said street northerly 50 feet to the beginning.

Being the same property conveyed to Buford Marklin, Jr., by Warranty Deed from Gloria Jean Adkisson, of record in Book 4921, Page 885 , in the Register's Office of Davidson County, Tennessee, dated June 11, 1975 and recorded on June 13, 1975. The said Buford Marklin, Jr. died on April 06, 2010, testate, devising subject property to Dakota Copley. See Probate Case 10P-657, Davidson County Seventh Circuit Court, Probate Division. Also, Last Will and Testament of Buford Marklin, Jr. filed of record in Instrument No. 20120110-0002608 and Instrument No. 20140416-0031787, in the Register's Office of Davidson County, Tennessee. The said Dakota Copley died on May 10, 2023, testate, see Probate Case 23P-2092, Davidson County Probate Court.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1000 Joseph Ave Nashville, TN 37207
(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 20th day of December, 2024.

THE ESTATE OF DAKOTA COPLEY

Executor

JUANITA COPLEY, EXECUTOR

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Juanita Copley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be Executor of The Estate of Dakota Copley, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the The Estate of Dakota Copley as Executor.

WITNESS my hand and official seal at office this 20th day of December, 2024.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A Mcsan, 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 12/20/24.

Affiant Signature

12/26/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 20 day of Dec., 2024.

Notary's Signature

(Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028