Karen Johnson Davidson County
Batch# 1218952 DEEDWARR
12/26/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20241226-0099532

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED FORTY THOUSAND AND 00/100 (740,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
TRYG LITTLEFIELD AND BITSY LITTLEFIELD (NAME)	**NEW OWNER** (NAME)	**084 07 0 044.00**
2753 WINDEMERE DRIVE NASHVILLE, TN 37214 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of December, 2024, the undersigned, **EMILY GAIL KOPSKO AND ROBYN ANNE KOPSKO, MARRIED TO EACH OTHER**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TRYG LITTLEFIELD, AND BITSY LITTLEFIELD, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2753 WINDEMERE DRIVE, NASHVILLE, TN 37214** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of SECTION THREE, SUNNY ACRES, of record in Plat Book 2663, Page 92, Register's Office for Davidson County, Tennessee, and more fully described in deed of record in Book 4734, Page 825, Register's Office for said County as follows:

Said Lot No. 106 fronts 115 feet on the Southerly side of Windemere Drive and runs back between lines 403.8 feet on the Westerly side and 430.5 feet on the Easterly line which is a broken line, to a line in the rear on which it measures 39.41 feet thereon.

Being the same property conveyed to Emily Gail Kopsko and Robyn Anne Kopsko, married to each other, by Warranty Deed from Matthew C. Higdon, unmarried man, of record in Instrument No. 20211008-0135778, in the Register's Office of Davidson County, Tennessee, dated October 05, 2021 and recorded on October 08, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of December, 2024.

GRANTOR: EMILY GAIL KOPSKO

Emily Gail Kopsko

STATE OF North Carolina,
COUNTY OF Buncombe)

Personally, appeared before me, a Notary Public of the aforesaid authority, **EMILY GAIL KOPSKO**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of December, 2024.

Terri R. Miller — Notary Public

07-13-2027 — My Commission Expires

TERRI R MILLER
Notary Public - North Carolina
Buncombe County
My Commission Expires Jul 13, 2027

GRANTOR: ROBYN ANNE KOPSKO

Robyn Anne Kopsko

STATE OF North Carolina,
COUNTY OF Buncombe)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ROBYN ANNE KOPSKO**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of December, 2024.

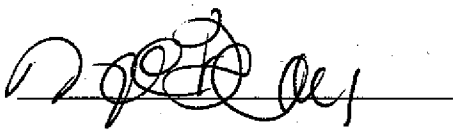
Terri R. Miller — Notary Public

07-13-2027 — My Commission Expires

TERRI R MILLER
Notary Public - North Carolina
Buncombe County
My Commission Expires Jul 13, 2027

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **12/20/24** (date of document)



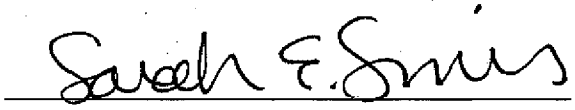
12/23/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **23** day of **December**, 2024.



Notary's Signature

My Commission Expires: 12-5-2024

