SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1239031 DEEDWARR
02/20/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250220-0012549

File #25-TC-1108-C

(SEAL) TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: 11/15/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Otto E. Coppen and Christine A. Coppen, Trustees of The Otto and Christine Coppen Trust dated February 2, 2021	**NEW OWNER**	
(NAME)	(NAME)	**187 05 0A 024.00 CO**
1108 Frewin Street		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SEBASTIAN HAUPT, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

OTTO E. COPPEN AND CHRISTINE A. COPPEN, TRUSTEES OF THE OTTO AND CHRISTINE COPPEN TRUST DATED FEBRUARY 2, 2021,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24, as shown on the plan of BURKITT SPRINGS, PHASE TWO, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sebastian Haupt, a single man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20161219-0133028, in the Register's Office of Davidson County, Tennessee, dated December 13, 2016 and recorded on December 19, 2016. Sebastian Haupt has since married. Hillary Haupt joins in to convey any interest she may have.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURKITT SPRINGS, PHASE TWO, as recorded in Instrument No. 20150205-0011089.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140110-0002949, as amended in Instrument No. 20230206-0008336 and Supplemented in Instrument No. 20150908-0091208.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130514-0046379.
* Common Open Space Deed recorded as Instrument No. 20221121-0123348.
* Rules and Regulations recorded in Instrument No. 20240620-0046336.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1108 Frewin Street, Nolensville, TN 37135**.

TO HAVE AND TO HOLD the said tract or parcel of land with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that said land is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 13 day of February, 2025.

Sebastian Haupt

Hillary Haupt

STATE OF Florida
COUNTY OF Hillsborough

On this 13 day of February, 2025, before me personally appeared Sebastian Haupt, 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 13 day of February, 2025.

Notary Signature
My commission expires: 02/05/2029
FL Drivers license presented

ANGEL M. PRUDEN
MY COMMISSION # HH 619030
EXPIRES: February 5, 2029

☒ Physical Presence
– OR –
☐ Online Notarization

STATE OF Florida
COUNTY OF Hillsborough

On this 13 day of February, 2025, before me personally appeared Hillary Haupt, 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 13 day of February, 2025.

Notary Signature
My commission expires: 02/05/2029
TN Drivers license presented

ANGEL M. PRUDEN
MY COMMISSION # HH 619030
EXPIRES: February 5, 2029

☒ Physical Presence
– OR –
☐ Online Notarization

Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/25.

Affiant Signature – Joshua A. Terry

2/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27