Karen Johnson
Batch # 1247837
03/19/2025 09 52 10 AM
Fees $13 00 Taxes $4,440 00

Davidson County
DEEDWARR
2 pgs

20250319-0019454

THIS INSTRUMENT WAS PREPARED BY	STATE OF Tennessee COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Ave , Suite 540 Nashville, TN 37203 P25-8324-WE TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,200,000.00** Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2025 Tracey Perry Notary Public MY COMMISSION EXPIRES. 5-9-26 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S)
4003 Copeland Drive Trust u/a/d March 4, 2025	4003 Copeland Drive Trust u/a/d March 4, 2025	MAP:
c/o Wiatr & Associates 1212 8th Avenue South, Suite 102	c/o Wiatr & Associates 1212 8th Avenue South, Suite 102	PARCEL: 116-16-0-041.00
Nashville TN 37203	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FELIX ALLAN PERRY AND JANE KING PERRY, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4003 COPELAND DRIVE TRUST U/A/D MARCH 4, 2025**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 22 on the Map of Evergreen Heights, Part Two, as of record in Book 1835, Page 19, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Felix Allan Perry and wife, Jane King Perry by Warranty Deed from John Tinsley Robinson and wife, Nancy Lynn Robinson of record in Book 4304, page 424, Register's Office for Davidson County, Tennessee, dated January 11, 1968 and recorded on January 23, 1968.

Durable Power of Attorney for Felix A. Perry of record in Instrument No. 20250311-0018302, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: **4003 Copeland Drive, Nashville, TN 37215**

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 the 18 day of March, 2025.

Jane King Perry

Jane King Perry

Felix allan Perry by Jane King Perry attorney-in-Fact

Felix Allan Perry, by Jane King Perry, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jane King Perry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18 day of March, 2025.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jane King Perry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Felix Allan Perry**, as his Attorney in Fact, as the free act and deed of the within named **Felix Allan Perry**.

Witness my hand and official seal this the 18 day of March, 2025.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary Public