Karen Johnson Davidson County
Batch# 1248783 DEEDWARR
03/21/2025 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20250321-0020902

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00

Affiant

Subscribed and sworn to before me this 17th day of March, 2025.

Notary Public
My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley Nicole Shannon 1506 Sevier Court Nashville, TN 37206	Legacy Home Loans DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	104-14-0-112.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Lou A. Copeland, Trustee of Lou A. Copeland Trust dated January 30, 2004** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Ashley Nicole Shannon and Matthew Joseph Sutton, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 48 feet of the westerly 96 feet of the northerly ½ of Lot No. 31 on the Plan of Belair, as of record in Book 332 Page 6 Register's Office for Davidson County, Tennessee.

Said part of Lot No. 31 fronts 48 feet on the southerly margin of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines 167 feet, more or less, to a dead line.

Being the same property conveyed to Lou A. Copeland, as Trustee of The Lou A. Copeland Trust dated January 30, 2004 by deed from Colby B. Shea, as Trustee of The Colby B. Shea Trust of record in Instrument No. 20220520-0058404, Register's Office for Davidson County, Tennessee, and dated April 29, 2022.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Belair of record in Book 332 Page 6 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20240306-0015704 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 2813 West Linden Avenue, Nashville, TN 37212

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14 day of March, 2025.

Lou A Copeland Trust dated January 30, 2004

By: Lou A. Copeland
Lou A. Copeland, Trustee

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Lou A. Copeland, with whom I am personally acquainted, and who acknowledged themselves to be the Trustee of The Lou A. Copeland Trust dated January 30, 2004, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Lou A. Copeland Trust dated January 30, 2004.

Witness my hand, at office, this 14 day of March, 2025.

Laina Ferris
Notary Public

My Commission expires: 7/28/2028

LAINA FERRIS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 671463
Expires July 28, 2028

202503210020902

True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of March, 2025.

Affiant Signature
Date 3-17-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028