Karen Johnson Davidson County
Batch# 1258381 DEEDWARR
04/14/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250414-0027801

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $390,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of April, 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Elness Family 2023 Trust UAD July 27, 2023	SAME AS NEW OWNER	086-14-0E-027.00 CO
(NAME)	(NAME)	
2001 Woodlake Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kailey N. Koprowski and Tyler M. Koprowski, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Bryon Elness, Co-Trustee and Melissa Elness, Co-Trustee of the Elness Family 2023 Trust UAD July 27, 2023**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 27 on the plan of Hermitage Point Cottages, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Hermitage Point Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210831-0117188, and amended as Instrument No. 20211011-0136504, and Instrument No. 20220310-0027561, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to KALLEY N. KOPROWSKI AND TYLER M. KOPROWSKI, WIFE AND HUSBAND, by deed from SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20220428-0049030, dated April 26, 2022, as corrected by document of record as Instrument No. 20250403-0025412, said Register's Office.

This property is __unimproved _X_improved property known as: 520 Taffy Way, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of April, 2025.

Kailey N. Koprowski

Kailey N. Koprowski

Tyler M. Koprowski

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kailey N. Koprowski and Tyler M. Koprowski, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2025.

Notary Public
My Commission Expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 4/8/25.

Celia Stewart Rouse

Affiant Signature

4/8/25

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of April, 2025.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY