BOX 10-A

'ROW, LLC
) PIKE, STE 300
'N 37215

Karen Johnson
Batch # 1277129
05/23/2025 10 09 44 AM
Fees $23 00 Taxes $7,807 00

20250523-0040735

Davidson County
DEEDWARR
4 pgs

WARRANTY DEED

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,110,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF MAY, 20 25.

M.L. Schodroski
Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Utopia Associates, LLC, Attention Nate Barker	Same as Owner	
(NAME) 6604 Hastings LN	(NAME)	11808018500 11808018700
(ADDRESS) Franklin, TN 37069	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE COPELAND FAMILY PARTNERSHIP, L.P., A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **UTOPIA ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 80, 81 & 82 of the Plan of Grandview Heights, as of record in Plat Book 161, Page 14 & 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, in the easterly right-of-way line of Eugenia Avenue, 49.5 feet in width, at a corner common with Lot 79 of said Plan of Grandview Heights, also being the property of Carter Creek Greens, LLC, as of record in Instrument Number: 20211215-0165900, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located 100.2 feet from the intersection with the southerly right-of-way line of Newsome Street;

Thence leaving the easterly right-of-way line of Eugenia Avenue, with the southerly property line of said Lot 79, North 69 deg 09 min 36 sec East, 150.01 feet to a pk nail set in the westerly right-of-way line of Alley #1837, 16.5 foot right-of-way;

Thence with the westerly right-of-way line of Alley #1837, South 20 deg 53 min 53 sec East, 149.80 feet to an existing iron rod, at a corner common with Lot 83 of said Grandview Heights, also being the same property conveyed to Utopia Associates, LLC, as of record in Instrument Number: 20241210-0095691, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley #1837, with the northerly property line of said Lot 83, South 69 deg 09 min 36 sec West, 150.01 feet to an existing iron rod in the easterly right-of-way line of Eugenia Avenue;

Thence with the easterly right-of-way line of Eugenia Avenue, North 20 degrees 53 minutes 53 seconds West, 149.80 feet to the POINT OF BEGINNING. Containing 22,473 square feet or 0.516 acres more or less. Surveyed Michael H. Charette, TN RLS # 2048 issued on May 5, 2025, in Project ID: 2504 & 2510 Eugenia Avenue.

(As to lot 80)

Being the same property conveyed to Frank M. Copeland, Sr., married by Warranty Deed from William R. Denny and Grace Denny, husband and wife, of record in Book 11167, Page 241, in the Register's Office of Davidson County, Tennessee, dated October 20, 1998 and recorded on October 23, 1998.

Being the same property conveyed to The Frank M. Copeland Family partnership by Quit Claim Deed from Frank M. Copeland, Sr., of record in Instrument No. 20000907-0088622, in the Register's Office of Davidson County, Tennessee, dated August 24, 2000 and recorded on September 7, 2000.

The deed of record in Instrument Number 20000907-0088622, Register's Office for Davidson County, Tennessee incorrectly named the Grantee as The Frank M. Copeland Family Partnership, L.P. The Frank M. Copeland Family Partnership, L.P. is not a valid entity and has never existed, and the reference to The Frank M. Copeland Family Partnership, L.P., as grantee was a result of a scrivener's error, and said deed was intended to vest said property in The Copeland Family Partnership, L.P.

(As to lot 81)

Being the same property conveyed to Frank M. Copeland, Sr. and wife, Gertrude D. Copeland and Frank M. Copeland, Jr. by Warranty Deed from Evelyn Joyce White and husband, Jerrell White, of record in Book 8070, Page 954, in the Register's Office of Davidson County, Tennessee, dated March 22, 1990 and recorded on March 23, 1990.

Being the same property conveyed to The Copeland Family Partnership, L.P. by Quit Claim Deed from Frank Copeland, Sr. and Gertrude Copeland, of record in Book 9733, Page 521, in the Register's Office of Davidson County, Tennessee, dated July 3, 1995 and recorded on July 18, 1995.

(As to lot 82)

Being the same property conveyed to Frank Copeland, Sr., Gertrude Copeland and Frank Copeland, Jr. by Installment deed from Copeland & Son Air Condition, Inc., of record in Book 7469, Page 912, in the Register's Office of Davidson County, Tennessee, dated January 2, 1988 and recorded on February 16, 1988.

Being the same property conveyed to The Copeland Family Partnership, L.P. by Quit Claim Deed from Frank Copeland, Sr. and Gertrude Copeland, of record in Book 9733, Page 521, in the Register's Office of Davidson County, Tennessee, dated July 3, 1995 and recorded on July 18, 1995.

(As to lots 81 and 82)

Being the same property conveyed to The Copeland Family Partnership, L.P. from Frank M. Copeland Jr., by Quitclaim Deed dated May 21, 2025 **and recorded** May 23, 2025 **in Instrument No.** 20250523-0040734**, at the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2510 and 2504 Eugenia Avenue, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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, Its successors, heirs and assigns forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is 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, and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, Its successors, 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 21st day of May, 2025

The Copeland Family Partnership, L.P.,
a Tennessee Limited Partnership

BY: The Frank M Copeland Sr. Revocable Trust,
General Partner

BY: Frank M. Copeland, Trustee

Frank M Copeland, Jr , Trustee of the Frank M Copeland Sr. Revocable Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Frank M Copeland, Jr with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Trustee of The Frank M Copeland Sr Revocable Trust, General Partner of The Copeland Family Partnership, L P , within named bargainor, a Tennessee limited partnership, and that he as such Trustee of The Frank M Copeland Sr Revocable Trust, General Partner of The Copeland Family Partnership, L.P , the within name bargainor, a Tennessee limited partnership, executed the foregoing instrument for the purposes therein contained by signing the name of the L P. by himself as Trustee of The Frank M Copeland Sr Revocable Trust, General Partner of The Copeland Family Partnership, L P., the within name bargainor a Tennessee limited partnership

Witness my hand and seal on this 21 day of Aug, 2025

Commission expires

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27