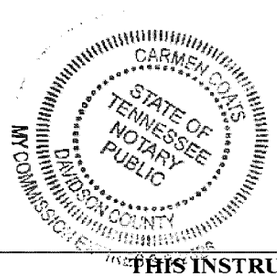
Karen Johnson Davidson County
Batch# 1284379 DEEDWARR
06/13/2025 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20250613-0046322

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00. Affiant Subscribed and sworn to before me, this the 9th day of June, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David L. Coppeans Ruth D. Coppeans	New Owner(s)	129-05-0-024.00
6617 Rolling Fork Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BILL TANNENBAUM, TRUSTEE OF THE ROCKING CHAIR TRUST DATED MARCH 28, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID L. COPPEANS AND RUTH D. COPPEANS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1: (Map/Parcel No. 12905002400)

Land in Davidson County, Tennessee, being Lot No. 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as of record in Book 2330, Page 173, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Rolling Fork Drive, at the corner of Lots 895 and 896; thence, with the line between said Lots, southerly 604.5 feet; thence, South 75 degrees 38 minutes West 71.5 feet; thence, South 81 degrees 24 minutes West 237 feet; thence, North 67 degrees 40 minutes West 241 feet; thence, North 72 degrees 30 minutes West 162 feet; thence, North 64 degrees 40 minutes West 123 feet; thence, North 61 degrees 09 minutes East 496.1 feet to the corner of Lots 894 and 895; thence, with the line between said two lots, North 61 degrees 09 minutes East 481.6 feet to the westerly margin of Rolling Fork Drive; thence, with the same, around a slight curve, having a radius of 40 feet, southeasterly 43.9 feet to the BEGINNING.

NOTE: There is a second tract lying behind the above property that is owned by the seller on this order. It is known as 0 Jocelyn Hollow and is parcel 19.00. This tract is landlocked so any sale of Lot 895 should either include this parcel or have an access easement created to provide access to a public road.

Being a part of the same property conveyed to Michael T. Modic, Trustee of the Michael T. Modic, Revocable Trust u/a/d August 3, 2011 by Warranty Deed from Barry M. Coburn, unmarried and Jewel E. Coburn, unmarried of record in Instrument No. 20141117-0105913 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

Being a part of the same property conveyed to Bill Tannenbaum, Trustee of The Rocking Chair Trust Under Agreement dated March 28, 2024 by Warranty Deed from Michael T. Modic, Trustee of the Michael T. Modic Revocable Trust U/A/D August 3, 2011, as amended of record in Instrument No. 20240415-0026555 Register's Office for Davidson County, Tennessee, dated April 11, 2024 and recorded on April 15, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6617 Rolling Fork Drive, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2025.

The Rocking Chair Trust dated March 28, 2024

By: _____

Bill Tannenbaum, Trustee

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bill Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Rocking Chair Trust dated March 28, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2025.

_____
Notary Public

My Commission Expires: _____
06/06/2028
See Attached Certificate

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on

this 6th *Date* day of June *Month*, 20 25 *Year*, by

(1) Bill Tannenbaum

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KARINA ELENES
Notary Public - California
Riverside County
Commission # 2519913
My Comm. Expires May 9, 2029

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: June 9, 2025 Number of Pages: Two

Signer(s) Other Than Named Above: No Other Signers

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CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside }

On June 6, 2025 before me, Karina Elenes, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Bill Tannenbaum
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

KARINA ELENES
Notary Public - California
Riverside County
Commission # 2519913
My Comm. Expires May 9, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: June 9, 2025 Number of Pages: Two

Signer(s) Other Than Named Above: No Other Signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bill Tannenbaum	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 9. 2025.

Affiant Signature

12th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202506130046322