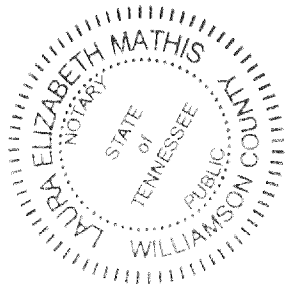
Karen Johnson Davidson County
Batch# 1284901 DEEDWARR
06/16/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20250616-0047030



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **635,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 3-28-26

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Wayne Fox and Margaret Ann Fox	New Owner	187-05-0A-024-00CO
(NAME)	(NAME)	
1108 Frewin Street		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OTTO E. COPPEN AND CHRISTINE A. COPPEN, TRUSTEES OF THE OTTO AND CHRISTINE COPPEN TRUST DATED FEBRUARY 2, 2021,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTHONY WAYNE FOX AND MARGARET ANN FOX, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot No. 24, as shown on the plan of Burkitt Springs, Phase two, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Otto E. Coppen and Christine A. Coppen, Trustees of The Otto and Christine Coppen Trust dated February 2, 2021 by Deed dated February 18, 2025 from Sebastian Haupt, a married man, recorded February 20, 2025, in Instrument Number 20250220-0012549, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1108 Frewin Street, Nolensville, TN 37135

LT&E File #22142

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/our hand(s) this 11th day of June, 2025

The Otto and Christine Coppen Trust dated February 2, 2021

By: _____
Otto E. Coppen, Trustee

By: _____
Christine A. Coppen, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of June, 2025, before me personally appeared Otto E. Coppen and Christine A. Coppen, Trustees of The Otto and Christine Coppen Trust dated February 2, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2025.

_____
Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #22142

Certificate of Authenticity

I, Amanda Mayner, 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 11, 2025.

Date

Affiant Signature

June 16, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16** day of **June**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON