Return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1290805 DEEDWARR
06/27/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20250627-0050828

WARRANTY DEED

MARY KATHRYNE LANE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY NO.

File No. CR-25-10176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Bumpus and Susan Bumpus	**New Owner**	
(NAME)	(NAME)	
615 Copperfield Court	**1558 Red Oak Lane**	172-01-0A-131.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(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, I/we, **Sarah Harmon and Jefferson Beau McEver, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Bumpus and Susan Bumpus, husband and wife, as to an undivided 77.61% interest, and Ryan Myers and Raechel Myers, husband and wife, as to an undivided 22.39% interest, as tenants in common**, HEREINAFTER CALLED THE GRANTEE, 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. 131 on the Plan of Copperfield, Revised of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Harmon and Jefferson Beau McEver, both unmarried by Warranty Deed from Jenniffer Diaz, married fka Jenniffer A Barrera-Maestre of record in Instrument No. 20200327-0033597 Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 27, 2020.

This is property more commonly known as 615 Copperfield Court, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 26th day of June, 2025.

Sarah Harmon

Jefferson Beau McEver

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 26th day of June, 2025, before me personally appeared Sarah Harmon and Jefferson Beau McEver, 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 26th day of June, 2025.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires:

Certificate of Authenticity

I, Pam Autry, 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 26, 2025**.

Date

Affiant Signature

June 26, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **26** day of **June**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029
Date

Notary's Seal (if on paper)