Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1292453 DEEDWARR
07/01/2025 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,219.15
20250701-0051935

39-B
File #25-1121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sue C. Harrison, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda W. Copas, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit No. A-6, on the Plan of River Plantation Condominiums, a Horizontal Property Regime, created under This 66. Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 4562, Page 474, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said tam as set forth in said Master Deed. Reference is hereby made to the Plat of Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Registers Office, for a more complete identification and description of such unit.

Being the same property conveyed to Sue C. Harrison, an unmarried woman by Warranty Deed from Bernard R. Schklar, unmarried of record in Instrument No. 20201214-0146584, Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 14, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 8207 Sawyer Brown Road #A6, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Linda W. Copas
8207 Sawyer Brown Road #A6
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
Churchill Mortgage
1749 Mallory Lane, Ste 100
Brentwood, TN 37027

TAX MAP-PARCEL #:
142-01-0A-006.00

WITNESS THE EXECUTION HEREOF this 27th day of June, 2025.

Sue C. Harrison

Sue C. Harrison

State of Tennessee)
County of Davidson)

On this 27th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sue C. Harrison, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 329,500.00.**

_____
Affiant

Sworn and subscribed before me on this the 27th day of June, 2025.

_____
Notary Public

My Commission Expires: _____

WITNESS THE EXECUTION HEREOF this 27th day of June, 2025.

_____

Sue C. Harrison

State of Tennessee)
County of Davidson)

On this 27th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sue C. Harrison, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 329,500.00.**

Linda W. Capps
Affiant

Sworn and subscribed before me on this the 27th day of June, 2025.

_____
Notary Public

My Commission Expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/1/2025 (date of document).

Affiant Signature

7/1/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL