Karen Johnson Davidson County
Batch# 1309588 DEEDWARR
08/13/2025 11:59:30 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20250813-0064498

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
JRB Realty LLC & HEVA LLC 616 Copperfield Court Brentwood, TN 37027	NEW OWNER JRB Realty LLC & HEVA LLC 5509 Trousdale Dr. Brentwood, TN 37027.	172-01-0A-125.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sandra S. Wallace, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **JRB Realty LLC, a Tennessee Limited Liability Company, and HEVA LLC, a Tennessee Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 616 Copperfield Court, Brentwood, TN 37027 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to Herman L. Wallace and wife, Sandra S. Wallace by General Warranty Deed from Zaring Homes, Inc., Trustee, an Ohio Corporation of record in Book 8697, Page 584, Register's Office for Davidson County, Tennessee, dated August 07, 1992 and recorded on August 10, 1992.

Being the same property conveyed to Sandra S. Wallace by Quitclaim Deed from Herman Lynn Wallace of record in Book 10523, Page 153, Register's Office for Davidson County, Tennessee, dated July 03, 1997 and recorded on July 09, 1997.

This is improved (X) unimproved ( ) property known as 616 Copperfield Court, Brentwood, TN 37027.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of August, 2025.

Sandra S. Wallace

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of August, 2025, before me personally appeared Sandra S. Wallace, 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 13th day of August, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13th day of Aug, 2025.

Notary Public
My commission expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

I Lisa Allard, 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 August 13, 2025

Lisa Allard August 13, 2025
Lisa Allard, Affiant

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this August 13, 2025.

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary