This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $237,000.00.

Kimberly Beard
Affiant

Subscribed and sworn before me this the 8th day of August, 2025.

Ed Hunsberger
Notary Public
My commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Karen Johnson Davidson County
Batch# 1312913 DEEDWARR
08/20/2025 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20250820-0066786

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary Frances Coplen	NEW OWNER	042-11-0A 004.00
1004 Heritage Dr.		
Madison, TN 37115		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, YASMEEN FAROOQ, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARY FRANCES COPLEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1004, together with Carport No. 1004 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed & By-Laws of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, and further supplemented and amended in Book 6484, Page 287, Book 9654, Page 906, and Instrument Number 20040804-0093767, and amendments to By-Laws in Book 9256, Page 848 and Instrument No. 20031229-0183195, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums, Section One of record in Plat Book 4675, Page 46 (erroneously stated as page 64 in prior deeds), said Register's Office for a more complete identification and description of said Unit.

Being the same property conveyed to Yasmeen Farooq, a single woman, as sole ownership, by Warranty Deed from Timothy J. Holland, an unmarried man, dated 01/04/2022 and recorded 01/18/2022 in Instrument No. 20220118-0006973, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1004 Heritage Dr., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of August, 2025.

Yasmeen Farooq

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yasmeen Farooq, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2025.

My commission expires:
7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/8/25 (date of document).

Affiant Signature

8/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of AUGUST, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26