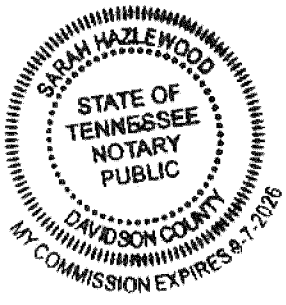
Karen Johnson Davidson County
Batch# 1334664 DEEDWARR
10/15/2025 03:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251015-0082230

Corrective Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

(Consideration paid @ Instrument No.20250613-0046322)

Affiant

Subscribed and sworn to before me, this the 16th day of October 2025.

Notary Public

My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owners as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David L. Coppeans Ruth D. Coppeans	New Owner(s)	129-05-0-024.00 & 129-00-0-019.00
6617 Rolling Fork Drive		
Nashville, TN 37205		

This Instrument is being executed and recorded to correct that Warranty Deed of record at Instrument Number 20250613-0046322, dated June 9, 2025, recorded on June 13, 2025, Register's Office of Davidson County, Tennessee, which failed to include the legal description for Tract No. 2 of the property. The description below encompasses the entirety of the property that was intended to be conveyed in that Instrument.

1. Tract No. 2:

BEING a tract or parcel of land located in Davidson County, Tennessee, said tract being a portion of Tract II of property conveyed to Barry M. Coburn and wife, Jewel E. Coburn, by Deed of record as Instrument No. 20011212-0137388, Register's Office for said County, and as described according to a survey prepared by Benny M. Cantrell, RLS Tenn RLS No. 1638, P.O.Box 293192, Nashville, Tennessee 37229, dated September 27, 2014, as follows:

COMMENCING at a point (existing iron pin) located at the southwesterly corner of Lot 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as shown on Plan as Instrument No. 20000810-0079240, said Register's Office; thence, with the southerly line of said Lot, South 64 deg. 40 min. 00 sec. East, 123.05 feet to an existing iron pin; thence, continuing South 72 deg. 30 min. 00 sec. East, 49.99 feet to an iron rod (new) and the TRUE point of beginning; thence, continuing with the southerly line of the aforementioned Lot 895, South 72 deg. 30 min. 00 sec. East, 110.05 feet to an iron rod (new); thence, continuing with said southerly line South 68 deg. 18 min. 02 sec. East, 74.26 feet to an existing railroad spike in the base of an 18" Oak tree; thence, leaving said southerly line with the westerly line of property conveyed to Nashville Highlands, LLC, by Deed of record in Book 9988, Page 389, said Register's Office, South 03 deg. 54 min. 03 sec. West, passing an existing iron pin at 6.91 feet, a total distance of 95.00 feet to an iron rod (new); thence, leaving said westerly line with a NEW line and severing Tract II of the Barry M. Coburn and wife, Jewel E. Coburn property of record as Instrument

No. 20011212-0137388, said Register's Office, North 90 deg. 00 min. 00 sec. West, 167.50 feet to an iron rod (new); thence, continuing with a severance line, North 00 deg. 00 min. 00 sec. East, 155.33 feet to an iron rod (new) and the point of BEGINNING, containing 21,750 square feet or 0.50 acre, more or less.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BILL TANNENBAUM, TRUSTEE OF THE ROCKING CHAIR TRUST DATED MARCH 28, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID L. COPPEANS AND RUTH D. COPPEANS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1: (Map/Parcel No. 12905002400)

Land in Davidson County, Tennessee, being Lot No. 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as of record in Book 2330, Page 173, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Rolling Fork Drive, at the corner of Lots 895 and 896; thence, with the line between said Lots, southerly 604.5 feet; thence, South 75 degrees 38 minutes West 71.5 feet; thence, South 81 degrees 24 minutes West 237 feet; thence, North 67 degrees 40 minutes West 241 feet; thence, North 72 degrees 30 minutes West 162 feet; thence, North 64 degrees 40 minutes West 123 feet; thence, North 61 degrees 09 minutes East 496.1 feet to the corner of Lots 894 and 895; thence, with the line between said two lots, North 61 degrees 09 minutes East 481.6 feet to the westerly margin of Rolling Fork Drive; thence, with the same, around a slight curve, having a radius of 40 feet, southeasterly 43.9 feet to the BEGINNING.

Tract No. 2:

BEING a tract or parcel of land located in Davidson County, Tennessee, said tract being a portion of Tract II of property conveyed to Barry M. Coburn and wife, Jewel E. Coburn, by Deed of record as Instrument No. 20011212-0137388, Register's Office for said County, and as described according to a survey prepared by Benny M. Cantrell, RLS Tenn RLS No. 1638, P.O.Box 293192, Nashville, Tennessee 37229, dated September 27, 2014, as follows:

COMMENCING at a point (existing iron pin) located at the southwesterly corner of Lot 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as shown on Plan as Instrument No. 20000810-0079240, said Register's Office; thence, with the southerly line of said Lot, South 64 deg. 40 min. 00 sec. East, 123.05 feet to an existing iron pin; thence, continuing South 72 deg. 30 min. 00 sec. East, 49.99 feet to an iron rod (new) and the TRUE point of beginning; thence, continuing with the southerly line of the aforementioned Lot 895, South 72 deg. 30 min. 00 sec. East, 110.05 feet to an iron rod (new); thence, continuing with said southerly line South 68 deg. 18 min. 02 sec. East, 74.26 feet to an existing railroad spike in the base of an 18" Oak tree; thence, leaving said southerly line with the westerly line of property conveyed to Nashville Highlands, LLC, by Deed of record in Book 9988, Page 389, said Register's Office, South 03 deg. 54 min. 03 sec. West, passing an existing iron pin at 6.91 feet, a total distance of 95.00 feet to an iron rod (new); thence, leaving said westerly line with a NEW line and severing Tract II of the Barry M. Coburn and wife, Jewel E. Coburn property of record as Instrument No. 20011212-0137388, said Register's Office, North 90 deg. 00 min. 00 sec. West, 167.50 feet to an iron rod (new); thence, continuing with a severance line, North 00 deg. 00 min. 00 sec. East, 155.33 feet to an iron rod (new) and the point of BEGINNING, containing 21,750 square feet or 0.50 acre, more or less.

Being a part of the same property conveyed to Michael T. Modic, Trustee of the Michael T. Modic, Revocable Trust u/a/d August 3, 2011 by Warranty Deed from Barry M. Coburn,

unmarried and Jewel E. Coburn, unmarried of record in Instrument No. 20141117-0105913 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

Being a part of the same property conveyed to Bill Tannenbaum, Trustee of The Rocking Chair Trust Under Agreement dated March 28, 2024 by Warranty Deed from Michael T. Modic, Trustee of the Michael T. Modic Revocable Trust U/A D August 3, 2011, as amended of record in Instrument No. 20240415-0026555 Register's Office for Davidson County, Tennessee, dated April 11, 2024 and recorded on April 15, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6617 Rolling Fork Drive, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14 day of October, 2025.

The Rocking Chair Trust dated March 28, 2024

By: _____

Bill Tannenbaum, Trustee

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bill Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Rocking Chair Trust dated March 28, 2024, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 2025.

_____
Notary Public

My Commission Expires:

See attached

Acknowledgement Form

State of New York)

)ss.:

County of New York)

On the 14 day of October in the year 2025 before me, the undersigned notary public, personally appeared Bill Tannenbaum, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

JENNIFER COEN
Notary Public - State of New York
NO. 01CO0039756
Qualified in Westchester County
My Commission Expires Jul 25, 2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Oct 14. 2025.

Affiant Signature

15th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028