Karen Johnson Davidson County
Batch # 1337400 DEEDWARR
10/23/2025 10:08:09 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20251023-0084438

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Richard Dwayne Keith and Deborah Jane Keith, Trustees of the RDK Trust	Same as New Owner
4950 Cole Bend Road	
Columbia, TN 38401	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Robin Keith, a married person and the intestate heir at law of Martha M. Copeland, deceased** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Richard Dwayne Keith and Deborah Jane Keith, Trustees of the RDK Trust** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, State of Tennessee, being Lot No. 21 on the Plan of Bowood Heights, as of record in Book 2331, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 100 feet on the westerly side of Ezell Road and runs back 408.3 feet on the southerly line and 443.7 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 128.4 feet.

Being the same property conveyed to Robert Neal Copeland and wife, Martha M. Copeland by Warranty Deed from B.R.H. Company, a Tennessee Corporation of record in Book 4089, Page 647, Register's Office for Davidson County, Tennessee, dated December 15, 1966 and recorded on December 28, 1966. Robert Neal Copeland died on or about September 13, 2021, leaving Martha M. Copeland the surviving tenant by the entirety. Martha M. Copeland died intestate on August 20, 2025 having had only one (1) child, namely Robin Keith.

Tax Parcel #13408000500

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of October, 2025

GRANTOR:

Robin Keith

Robin Keith

NOTE: Grantor is a married person however she hereby warrants and affirms the property conveyed hereby is neither hers nor her spouse's primary residence.

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within name **Robin Keith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 20th day of October, 2025.

Javier Adrian Molano

Notary Public
My Commission Expires: 05/20/2028

(SEAL)

JAVIER ADRIAN MOLANO
Notary Public - State of Florida
Commission # HH529144
Expires on May 20, 2028

Notarized remotely online using communication technology via Proof.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$175,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin Keith

Affiant

Subscribed and sworn to before me this 20th day of October, 2025.

JAVIER ADRIAN MOLANO
Notary Public - State of Florida
Commission # HH529144
Expires on May 20, 2028

Javier Adrian Molano

Notary Public
My Commission Expires: 05/20/2028

(SEAL)

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, **Candice Johnson**, 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 the day of **October 20, 2025.**

Affiant Signature: _____ Date: 10.20.2025

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 20 day of October, 2025.

Tammy L. Anderson
Notary Public
My Commission Expires: 9/17/29

(SEAL) TAMMY L. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

KBH # 17245-25