Karen Johnson Davidson County
Batch# 1338687 DEEDWARR
10/27/2025 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20251027-0085175

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 21st day of October, 2025.

Notary Public:
My Commission Expires: 6/20/28

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
G7 Investments, LLC 4730 W. Grace Chicago, IL 60641	New Owner	165-00-0-021.00 & 165-00-

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kelly Copeland, a married man and Copeland Property Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **G7 Investments, LLC, an Illinois Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

4034 LaVergne Couchville Pike (165-00-0-021.00):

LAND in Davidson County, Tennessee, being known as Lots No. 2 and 3 on the Map of the Lands of Harry Warnick and described according to a copy of a survey thereof made April 26, 1948 by Watkins & Murray Surveyor, as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard at the common corner of Lots Nos. 1 and 2; thence with the line between said lots, North 45 degrees, 30' East 200 feet to an iron pin; thence North 38 degrees East 200 feet to an iron pin at the corner of Lots 3 and 4; thence with the line between said lots, South 45 degrees 30' East 204 feet to a point in the center line of Old Hickory Boulevard; thence with the center line of same South 39 degrees 15' West 100 feet and continuing with the center line of said Boulevard South 38 degrees West 100 feet to the beginning.

BEING the same property conveyed to Kelly Copeland, a married man, by Warranty Deed from Walter F. Rumble, widowed and Taylor A. Rumble, unmarried, dated 6/28/2022 and recorded 6/30/2022 in Instrument No. 20220630-0075779, in the Register's Office of Davidson County, Tennessee.

4040 LaVergne Couchville Pike (165-00-0-022.00)

LAND in Davidson County, Tennessee, being Lot No. 1 on the Map of the Harry Warnick property, not of record, described according to a survey made by Watkins and Murray Surveyors April 26, 1948, as follows:

BEGINNING in the center of Old Hickory Boulevard at a point 358.5 feet West of the Southwest corner of John Griffin property, being the corner of Lots Nos. 1 and 2; thence with the center of said Boulevard, South 38 degrees 00 minutes West, 100 feet; thence North 45 degrees 30 minutes West 200 feet to an iron rod; thence North 38 degrees 00 minutes East, 100 feet to an iron rod; thence South 45 degrees 30 minutes East 200 feet to the beginning.

BEING PART OF the same property conveyed to Copeland Property Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Copeland Property Holdings, LLC, a Tennessee limited liability company, dated 1/11/2025 and recorded 2/12/2025 in Instrument No. 20250212-0010648; and being the same property previously conveyed to Copeland Property Holdings, LLC, a Tennessee limited

liability company, by Warranty Deed from Kimberly R. Bowen, an unmarried woman, dated 8/2/2024 and recorded 8/6/2024 in Instrument No. 20240806-0059956, in the Register's Office of Davidson County, Tennessee.

4046 LaVergne Couchville Pike (165-00-0-128.00)

A tract of land in the Second Civil District, Antioch, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 01/28/22 Project Number 22-003 (Gregory E. Daniels, TN R.L.S. #1489); and being more particularly described as follows:

BEGINNING at an existing iron pin on the northerly right-of-way of LaVergne Couchville Pike, said pin also being at the southeasterly corner of Christ Miracle Chapel, of record in Instrument Number 20021101-0134330 R.0.D.C. TN and proceeding, leaving said northerly right-of-way of LaVergne Couchville Pike and with the easterly boundary of said Christ Miracle Chapel N 41deg20'57" W 686.52 feet to an existing iron pin on the southerly boundary of John Presley, et ux, of record in Deed Book 6118, Page 284 R.O.D.C. TN; thence, with said southerly boundary of John Presley, et ux S 82deg47'09" E 156.06 feet to an existing iron pin on the southerly boundary of Vivian Parker Tidwell of record in Instrument Number 20090828-0080980 R.O.D.C. TN; thence, with said southerly and easterly boundary of Vivian Parker Tidwell S 44deg26'18" E 187.88 feet to an existing iron pin; thence, N 17deg40'45" E 160.69 feet to an existing iron pin; thence N 11deg00'54" E 228.17 feet to an existing iron pin at the southwesterly corner of Randall David Tidwell of record in Instrument Number 20170307-0022391 R.O.D.C. TN; thence, with the southerly boundary of said Randall David Tidwell and Glenn Tidwell of record in Instrument Number 20110209-0011238 R.O.D.C. TN S 73deg42'14" E 296.74 feet to an iron pin set at the southwesterly corner of Luis Trejo, et ux of record in Instrument Number 20210812-0109111 R.O.D.C. TN; thence, with the southerly boundary of Luis Trejo, et ux S 69deg48'37" E 101.32 feet to an iron pin set at the southwesterly corner of Belinda Martinez, et vir of record in Instrument Number 20170613-0059314 R.O.D.C. TN; thence, with said southerly boundary of Belinda Martinez, et vir S 72deg54'25" E 41.39 feet an iron pin set at the northeasterly corner of Samuel Elam of record in Deed Book 7367, Page 254 R.O.D.C. TN; thence, with the northerly boundary of Samuel Elam S 43deg27'19" W 156.74 feet to an existing iron pin at the northeasterly corner of Walter Rumble, et al of record in Instrument Number 20170519-0049836 R.O.D.C. TN ; thence, with the northerly boundary of Walter Rumble, et al and Kimberly Bowen of record in Instrument Number 20130703-0069263 R.O.D.C. TN S 43deg57'57" W 299.60 feet to an existing iron pin at the northwesterly corner of Kimberly Bowen; thence, with the westerly boundary of Kimberly Bowen S 38deg42'21" E 171.63 feet to an existing iron pin on the northerly right-of-way of LaVergne Couchville Pike; thence, with said northerly right-of-way of LaVergne Couchville Pike S 43deg16'13" W 127.14 feet to a point; thence, S 43deg08'18" W 71.76 feet to the point of beginning, containing 222,991 square feet or 5.12 acres more or less.

BEING PART OF the same property conveyed to Copeland Property Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Copeland Property Holdings, LLC, a Tennessee limited liability company, dated 1/11/2025 and recorded 2/12/2025 in Instrument No. 20250212-0010648; and being the same property previously conveyed to Copeland Property Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kelly Copeland, a married man, dated 12/17/2024 and recorded 12/17/2024 in Instrument No. 20241217-0097815, as corrected by Scrivener's Affidavits recorded in Instrument No. 20250108-0001507 and Instrument No. 20250205-0008606; and being the same property previously conveyed to Kelly Copelan, a married man, by Warranty Deed from Vivian P. Tidwell, individually and Vivian Tidwell, as devisee under the Will of Glenn Thomas Tidwell, dated 6/28/2022 and recorded 6/30/2022 in Instrument No. 20220630-0075801, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Right of Way Easement recorded in Book 2545, Page 58, in the Register's Office of Davidson County, Tennessee. (AS to 4046 LaVergne Couchville Pike)

The above legal description is the same as that contained in the previous deed of record.

This is (__XX__) improved (____) unimproved property, known as: 4034, 4040, 4046 Lavergne Couchville Pike, Antioch, TN 37012

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 21st day of October, 2025.

Kelly Copeland

Copeland Property Holdings, LLC

BY: Manager
Kelly Copeland, Manager

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Kelly Copeland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of October, 2025.

Commission Expires:
9/27/26

Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kelly Copeland**, with whom I am personally acquainted, and who, proved himself to be **Manager of Copeland Property Holdings, LLC**., a Tennessee limited liability company, the bargainor, and who being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, and seal, this the 21st day of October, 2025.

Notary Public at Large
My commission expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 10/21/25.

Date

Affiant Signature

10/27/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of October, 2025.

Notary's Signature

My Commission Expires: 9/27/26
Date

Notary's Seal (if on paper)

