WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347794 DEEDWARR
11/18/2025 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,282.05
20251118-0092033

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5.26.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Copeland	Novus Home Mortgage, a division of Ixonia Bank	052-14-0A-008.00
(NAME) 2521 Pennington Bend Road, Unit 115	(NAME) 20225 Water Tower Blvd, Ste 400	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brookfield, WI 53045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ron Harman, Executor of the Estate of Jeannie Seely Ward**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Copeland, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Unit No. 8, on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument Number 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. See also Master Deed of record in Instrument Number 20040811-0097169, as amended in instrument number 20070928-0115984, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eugene Ward and Jeannie Seely Ward, husband and wife by Warranty Deed from Derrick Lamarr Jackson, married, dated 07/11/2022, of record in Instrument No. 20220715-0081372, as affected by Scrivener's Affidavit of record in Instrument No. 20221114-0121455, Register's Office for Davidson County, Tennessee.

The said Eugene Ward died on 12/13/2024, leaving the said Jeannie Seely Ward the sole surviving tenant by the entirety.

The said Jeannie Seely Ward died testate on 05/22/2025, devising subject property to Ron Hartman as Executer of the Estate of Jeannie Seely Ward, Deceased, as evidenced in File No. 25P-1621, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2521 Pennington Bend Road, Unit 115, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 17th day of November, 2025.

Estate of Jeannie Seely Ward

By: Ron Harman

Ron Harman, Executor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ron Harman, Executor of the Estate of Jeannie Seely Ward, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of November, 2025.

Notary Public:

My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 November 17, 2025.

Lissa Groom
Affiant
Date: November 17, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17th day of November, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON