THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9012-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,100,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December, 2025. Notary Public MY COMMISSION EXPIRES: 03/28/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1355772 DEEDWARR
12/09/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20251209-0097841

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Halo Bontly	Same as New Owner	
6617 Rolling Fork Drive	"	129-05-0-024.00 &
Nashville, TN 37205	"	129-00-0-019.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **David Coppeans and Ruth Coppeans, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Halo Bontly, a single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL I:

Land in Davidson County, Tennessee, being Lot No. 895, on the Revision of Lot 895 West Meade Farms Inc., Section XIV, as of record in Instrument No. 20000810-0079240, 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.

PARCEL II:

BEING a tract or parcel of land lying in Davidson County, Tennessee, and being 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 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 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.

Being a portion of the same property conveyed to David L. Coppeans and Ruth D. Coppeans, husband and wife by Warranty Deed from Bill Tannenbaum, Trustee of The Rocking Chair Trust dated March 28, 2024 of record in Instrument No. 20250613-0046322 Register's Office for Davidson County, Tennessee, dated June 9, 2025 and recorded on June 13, 2025, as revised in Corrective Warranty Deed to include both parcels of record in Instrument Number 20251015-0082230, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6617 Rolling Fork Drive, Nashville, TN 37205**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this the 4 day of December, 2025.

David Coppeans

Ruth Coppeans

Ruth Coppeans

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 **David Coppeans** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of December, 2025.

My Commission expires: Mar 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Ruth Coppeans,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of December, 2025.

My Commission expires: Mar 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/04/2025 (date of document).

Affiant Signature

12/04/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 4th day of December, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29