WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361788 DEEDWARR
12/29/2025 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20251229-0102518

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $820,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF DECEMBER, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/22/2029

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3533LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Vanessa Naiker Dixon	V.I.P Mortgage Inc.	172 01 0A 125.00
616 Copperfield Court	9221 E Via de Ventura	
Brentwood, TN 37027	Scottsdale, AZ 85258	

FOR AND 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, WE,

JRB REALTY, LLC A TENNESSEE LIMITED LIABILITY COMPANY AND HEVA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

VANESSA DIXON, AN UNMARRIED WOMAN

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

Land in Davidson County, Tennessee, being Lot No. 125 on the plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to JRB Realty LLC, a Tennessee Limited Liability Company, and HEVA LLC, a Tennessee Limited Liability Company by General Warranty Deed from Sandra S. Wallace, dated August 13, 2025 and recorded on August 13, 2025, of record in Instrument No. 20250813-0064498, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra Lee Wallace by Quitclaim Deed from Herman Lynn Wallace, dated July 03, 1997 and recorded on July 09, 1997, of record in Book 10523, Page 153, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Herman L. Wallace and wife, Sandra S. Wallace by General Warranty Deed from Zaring Homes, Inc., Trustee, an Ohio Corporation, dated August 07, 1992 and recorded on August 10, 1992, of record in Book 8697, Page 584, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. 2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. 3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. 4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 6900, Page 145; Plat Book 6900, Page 146; Plat Book 6900, Page 147; Plat Book 6900, Page 148; Plat Book 6900, Page 149; Plat Book 6900, Page 555; Plat Book 6900, Page 556; Plat Book 6900, Page 557; Plat Book 6900, Page 558; and Plat Book 6900, Page 559, of the Public Records of Davidson County, Tennessee. 5. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 6779, Page 296, re-recorded in Book 6783, Page 973; Book 7071, Page 482, said document being amended by instrument recorded in Book 7208, Page 889; and in Instrument No. 20191127-0122984, all of the Public Records of Davidson County, Tennessee. 6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. 7. Charter for Copperfield Home Owners Association, Inc. recorded in Book 7200, Page 824, said document being amended by instrument recorded in Book 7496, Page 162 and Book 7500, Page 941, all of the Public Records of Davidson County, Tennessee. 8. Open Space or Common Area created by and set forth in Quitclaim Deed recorded in Book 7150, Page 358, of the Public Records of Davidson County, Tennessee. 9. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 616 Copperfield Court, Brentwood, TN 37027

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), their heirs and/or 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), their heirs and/or 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 its hand on the 22nd day of December, 2025.

JRB Realty, LLC a Tennessee Limited Liability Company

BY: Todd A McNeely
Todd A. McNeely, Sole Member

HEVA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Todd A McNeely
Todd A. McNeely, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Todd A. McNeely, 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 Sole Member of JRB REALTY, LLC, a Tennessee limited liability company, the within named bargainor, and that Todd A. McNeely, acting in such capacity, and being authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of December, 2025.

Notary Public_____

My Commission Expires:_____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Todd A. McNeely, 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 Authorized Agent for HEVA, LLC, a Tennessee limited liability company, the within named bargainor, and that Todd A. McNeely, acting in such capacity, and being authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of December, 2025.

Notary Public_____

My Commission Expires:_____



Tennessee Certification of Electronic Document

I, Crystal 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 12/22/2025 (date of document).

Affiant Signature

12/22/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 22 day of Dec, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County