PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1369526 DEEDWARR
01/13/2026 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $706.70
20260113-0003258

Ivey Title, LLC Ref: (LM) Title No.: 64281
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shay Marie Coplin 1112 Clifton Lane #25 Nashville, TN 37204	**New Owner**

TAX MAP PARCEL NUMBERS: 118090D02500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$191,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances B. Roy and Dana Beer, as tenants by the entirety with the right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shay Marie Coplin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium Apartment in Davidson County, Tennessee, being Unit No. 25 of Glendale Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20080104-0001233, amended in Instrument No. 20240913-0070607, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Frances B. Roy by Warranty Deed from Steve Chaisson and James U. Rust, IV, dated August 29, 2008, and recorded on September 5, 2008, of record in Instrument No. 20080905-0091210, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 23, 2021, recorded January 4, 2022, of record in Instrument No. 20220104-0000908, said Register's Office, subject property was conveyed to Frances B. Roy, a married person and Dana Beer, a married person, as tenants by the entirety with the right of survivorship.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Master Deed of record in Instrument No. 20080104-0001233 amended in Instrument No. 20240913-0070607, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description.. The provisions of the condominium Master Deed of record in Instrument No. 20080104-0001233 amended in Instrument No. 20240913-0070607, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 1112 Clifton Lane, # 25, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5 day of JANUARY, 2026.

Frances B. Roy

Frances B. Roy

Dana Beer

Dana Beer

State of Florida

County of Sarasota

On this 5 day of JANUARY, 2026, before me the undersigned authority, personally appeared Frances B. Roy and Dana Beer, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 12/18/2029

JEAN MEYER
Notary Public - State of Florida
Commission # HH 724860
My Comm. Expires Dec 18, 2029

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $191,000.00.

Affiant

Sworn and subscribed before me this 13 day of January, 2026

Notary

My Commission Expires: 6/23/2026

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1/5/26 (date of document).

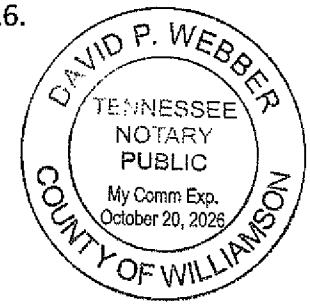
Jennifer Pennell

Jan 13, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 13, 2026.



Notary's Signature

My Commission Expires: _____

Notary's Seal