Karen Johnson Davidson County
Batch# 1398663 DEEDWARR
03/27/2026 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20260327-0024641

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 12 day of March , A.D., 2026 , by and between

Jamie Pforr and Barton Pforr, wife and husband

First Parties, and

John Kopitske and Sharon L. Kopitske, husband and wife, and Jenna E. Kopitske, an unmarried woman, all as joint tenants with rights of survivorship,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Newport, a Planned Unit Development, as of record in Plat Book 9700, Page 568, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jamie Pforr and Barton Pforr, wife and husband by Deed dated November 15, 2021 from Jake B. Walters, and Morgan L. Clark, recorded November 19, 2021, in Instrument Number 20211119-0154341, in the Official Records of Davidson County, Tennessee.

OWNER:
John Kopitske, Sharon L Kopitske and Jenna Kopitske
4804 Mara Vista Drive
Hermitage TN 37076

RESPONSIBLE TAXPAYER:
John Kopitske, Sharon L Kopitske and Jenna Kopitske
4804 Mara Vista Drive
Hermitage TN 37076

CLT # 098-13-0B-010-00 (Map and Parcel#)

MR-SR-880808

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Jamie Pforr

Jamie Pforr

× Barton Pforr

Barton Pforr

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Jamie Pforr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of MARCH, 20 26.

(seal)

ROBERT LEE TUDOR, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 1-30-2027

✓ Robert Lee Tudor Jr.

Notary Public

My Commission Expires:✓ 01-30-2026

✓STATE OF TENNESSEE

✓COUNTY OF WILSON

Personally appeared before me, Barton Pforr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of MARCH, 20 26.

(seal)

ROBERT LEE TUDOR, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 1-30-2027

✓ Robert Lee Tudor Jr.

Notary Public

My Commission Expires:✓ 01-30-2026

MR-SR-880808

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 445,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 27 day of March, 2026

Signature of Notary Public

Notary Seal

Kayla Tabor

Printed Name of Notary

3/28/28

Commission Expiration

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MR-SR-880808

Certificate of Authenticity

I, J. Trent Lehman, 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 3/12/26.

Date

Affiant Signature

3/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of March, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

