5107 MAGNOLIA WAY, SUITE 105
BRENTWOOD, TN 37027

20261106R

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $690,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this the 10th day of April, 2026.

Kristen Jacobs
Notary Public

My commission expires: 9/19/2028

KRISTEN JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1404640
04/13/2026 09:33:16 AM
Fees: $13.00 Taxes: $2,553.00

Davidson County
DEEDWARR
2 pgs

20260413-0029642

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Douglas Scopel	New Owner	**155-03-0C-046-00-CO**
8025 Poplarwood Road		
Nashville, TN 37221		

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, WE,

Robin Jacqueline Mason, Trustee of the Robert and Robin Mason 2009 Trust dated December 30, 2009, restated October 31, 2022, and amended August 1, 2025

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Scopel, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Subdivision Plat, Section I, Poplar Wood of record in Plat Book 9700, Page 196, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Charles Mason and Robin Jacqueline Mason, Trustees of the Robert and Robin Mason 2009 Trust dated December 30, 2009 by Warranty Deed from Brewster W. Atherton, an unmarried man of record in Instrument No. 2021083-00116313 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on August 30, 2021.

See Amended Certification of Trust in Instrument Number 20260204-0008025.Pursuant to the Certification of Trust Item Number V, either Robert Charles Mason or Robin Jacqueline Mason is empowered to exercise the powers of the trustee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 8025 Poplarwood Road, Nashville, TN 37221.

[signatures appear on the following page]

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 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 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 MY/OUR HANDS EFFECTIVE AS OF 10th day of April, 2026:

Robin Jacqueline Mason, Trustee of the Robert and Robin Mason 2009 Trust dated December 30, 2009, restated October 31, 2022, and amended August 1, 2025

By: _____
Robin Jacqueline Mason, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Robin Jacqueline Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the Trustee of the Robert and Robin Mason 2009 Trust, dated December 30, 2009, restated October 21, 2022, and amended August 1, 2025, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 10th day of April, 2026.

My Commission Expires: 7/25/29 _____
Notary Public

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY