Karen Johnson Davidson County
Batch# 1408840 DEEDWARR
04/20/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260420-0032455

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-37642-26

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of APRIL, 2026.

NOTARY PUBLIC

My commission expires: 11/27/2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Wayne Copeland, Jr. 1700 Riverside Rd. Old Hickory, TN 37138	Same address as new owner	053-03-0-435.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($380,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHARLOTTE DEAN GAMBILL, INDIVIDUALLY AND LIFE ESTATE INTEREST, AND ANTONIA J. DEERING**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DONALD WAYNE COPELAND, JR., AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 21 on the Revised Plan of Section F, Village of Old Hickory, of record in Book 1424, page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charlotte Dean Gambill for live, with the remainder to Antonia J. Deering, her heirs and assigns, from Antonia J. Deering and Charlotte Dean Gambill by Quitclaim Deed dated February 8, 2023 and recorded February 8, 2023 in Instrument #20230208-0009330, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1700 Riverside Road, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of April, 2026

GRANTOR(S)

Charlotte Dean Gambill

Antonia J. Deering

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Charlotte Dean Gambill and Antonia J. Deering, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of April, 2026

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

Jason C. Nguyen

Printed Notary Name

My commission expires: 5/14/29

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 April 20, 2026 (date of document).

Jennifer Pennell

April 20, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 20, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal