Karen Johnson Davidson County
Batch# 1429292 DEEDWARR
06/08/2026 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20260608-0051268

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-1629

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of June, 2026

Notary Public

Commission Expires: _____

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edward Tepper and Arline Tepper 135 Holly Forest Nashville, TN 37221	New owner	142-08-0A-040.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Seth M. Koplin and Nancy Koplin, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Tepper and Arline Tepper, husband and wife

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

Being part of Coronada, a condominium, as shown on the plan of record in Plat Book 4860, Page 26, Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 40 on said plan, being located at 135 Holly Forest, as established in the Master Deed and Bylaws establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc. of record in Book 4901, page 679 and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee, Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and Bylaws, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas appurtenant to Unit No. 40 contained with extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seth M. Koplin and Nancy Koplin, husband and wife by Warranty Deed from Keith Charles Follese and Adrienne Follese, husband and wife, and Ryan Keith Follese, an unmarried man, as joint tenants with rights of survivorship of record in Instrument No. 20210518-0066807 Register's Office for Davidson County, Tennessee, dated May 17, 2021 and recorded on May 18, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 135 Holly Forest, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 4th day of June, 2026.

Seth M. Koplin

Nancy Koplin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of June, 2026, before me personally appeared Seth M. Koplin and Nancy Koplin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2026.

Notary Signature
My commission expires: 4-22-2030

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Emily Prophet, 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

6-4-2026

Date

Affiant Signature

June 4, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of June, 2026

~~Notary's Signature~~

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

M&H File #: **26-240**