Karen Johnson Davidson County
Batch# 1434791 DEEDWARR
06/16/2026 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,466.90
20260616-0054553

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~937,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2026

Shannon R Richardson
Notary Public

MY COMMISSION EXPIRES: 3-20-2028

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amalia A. Coppolecchia, Trustee of Amalia A. Coppolecchia Revocable Living Trust dated August 29, 2024	New Owner	172-09-0-003.00
(NAME) 6517 Turnberry Way	(NAME) **434 E Cashew**	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) **PUnta Gorda, FL 33955**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

EDWARD F. HANTEL, A MARRIED MAN, AND LAURA HANTEL DUDDY, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMALIA A. COPPOLECCHIA, TRUSTEE OF AMALIA A. COPPOLECCHIA REVOCABLE LIVING TRUST DATED AUGUST 29, 2024,

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:

Land in Davidson County, TN, being Lot No. 3 on the Plan of Final Plat of Banbury Estates, of record in Instrument No. 20000921-0094036, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Edward F. Hantel, and Laura Hantel Duddy by Deed dated March 7, 2025 from Laura Hantel Duddy, Trustee of The Edward G. Hantel Revocable Living Trust, dated March 31, 2003, recorded March 7, 2025, in Instrument Number 20250307-0017388, in the Official Records of Davidson County, Tennessee.

The Subject property was not marital residence nor did either party reside at the property as their primary residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #23360

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 do 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

Witness my/our hand(s) this 15th day of June, 2026

Edward F. Hantel

Laura Hantel Duddy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of June, 2026, before me personally appeared Edward F. Hantel, Laura Hantel Duddy and , 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 15th day of June, 2026.

Notary Signature
My commission expires: 9/26/29

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #23360

Certificate of Authenticity

I, Alicia Hamilton, 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

6/15/26.
Date

Affiant Signature

6/15/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of June, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY