WARRANTY DEED

Karen Johnson Davidson County
Batch# 1447998 DEEDWARR
07/16/2026 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20260716-0064511

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/13/29
(AFFIX SEAL)

LARRY WESTBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Coppinger and Heather Coppinger	NEW OWNER	172 09 0D 009.00
(NAME)	(NAME)	
108 Turrentine Lane	108 Turrentine Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Haury & Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Coppinger and Heather Coppinger, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, 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 9 on the 5978 EDMONDSON PIKE SUBDIVISION, of record in Instrument No. 20250131-0007411, Register's Office for said County, to which Plat reference is made for a complete description.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., by Quitclaim Deed from Frances Brown, a single woman, of record in Instrument No. 20201002-0114367, in the Register's Office of Davidson County, Tennessee, dated October 1, 2020 and recorded on October 2, 2020.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee corporation, by Warranty Deed from Frances Brown, a single woman, of record in Instrument No. 20201002-0114366, in the Register's Office of Davidson County, Tennessee, dated October 1, 2020 and recorded on October 2, 2020.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 5978 EDMONSON PIKE SUBDIVISION, as recorded in Instrument No. 20250131-0007411.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20260413-0029868.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 108 Turrentine Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Effective the 8 day of July, 2026.

Haury & Smith Contractors, Inc.

BY: _____
Clay Morris
Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Clay Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Financial Officer of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that Clay Morris as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Financial Officer.

Witness my hand and seal, at office in Brentwood, TN this 8 day of July, 2026.

Kimberly D Hicks
Notary Public
My Commission Expires: 12-7-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Steltemeier & Westbrook, PLLC
220 Second Avenue South
Franklin, TN 37064

202607160064511

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 July 8, 2026.

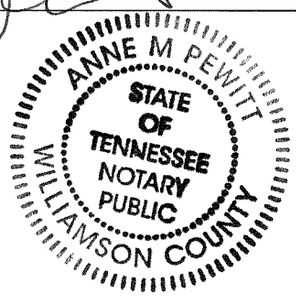
Signature – Larry N. Westbrook

Date: July 14, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14th day of July, 2026.

Notary Public



My Commission Expires: 9/6/2027