Karen Johnson Davidson County
Batch# 1456349 DEEDWARR
08/06/2026 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260806-0072677

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Pam Autry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mary Dopwell and Donna Dopwell	**New Owner**	096 06 0 219.00
(NAME) 520 Cottonwood Drive	(NAME) **520 Cottonwood Dr**	
(ADDRESS) Nashville, TN 37214	(ADDRESS) **Nashville, TN 37214**	
(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, we, **Laura Mackenzie Cover and Tejendra Singh, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto.
Mary Dopwell, an unmarried person, and Donna Dopwell, an unmarried person, joint tenants with right of survivorship

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 No. 209 on the Plan of CLOVERHILL, SECTION NO. IV, of record in Book 2133, Page 62, 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 Laura Mackenzie Cover, an unmarried woman, by Warranty Deed from Rebecca A. Barrett, a single woman, dated May 27, 2021, recorded June 02, 2021, as Instrument No. 20210602-0073430, Register's Office for Davidson County, Tennessee.

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 ☒ 520 Cottonwood Drive, Nashville, TN 37214
(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 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.

Effective the 29th day of July, 2026.

Laura Mackenzie Cover
Laura Mackenzie Cover

Tejendra Singh
Tejendra Singh

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29th day of July, 20 26, before me personally appeared Laura Mackenzie Cover and Tejendra Singh, 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 (or person's) free act and deed.

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5/21/2030

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, Pam Autry, 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 29, 2026**.

Date

Affiant Signature

July 29, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **July**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)