Warranty Deed

Karen Johnson Davidson County Batch# 1462502 DEEDWARR 08/20/2026 03:42:30 PM 3 pgs Fees: $18.00 Taxes: $2,016.50 20260820-0077818	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $545,000.00. Affiant Subscribed and sworn to before me, this the 18th day of August, 2026. Notary Public My commission expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tayler Rhea Smith and Tracie Rae Powers	New owner	034-07-0-025.00-000
305 Shepherd Hills Dr.		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COPELAND HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLER RHEA SMITH, A SINGLE WOMAN, AND TRACIE RAE POWERS, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Lot No. 52 on the Plan of Shepherd Hills, Section II, as of record in Book 2900, page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bradley E. Copeland and Molly Mitchell Copeland, husband and wife by Warranty Deed from Eugene E. Glaeser, Sr. and Betty N. Glaeser, husband and wife of record in Instrument No. 20160201-0009710 Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on February 01, 2016.

Being the same property conveyed to Green Leaf, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Bradley E. Copeland and Molly Mitchell Copeland, husband and wife of record in Instrument No. 20180228-0018928 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on February 28, 2018.

Being the same property conveyed to Copeland Holdings, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Green Leaf, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250721-0057200 Register's Office for Davidson County, Tennessee, dated July 18, 2025 and recorded on July 21, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 305 Shepherd Hills Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2026.

Copeland Holdings LLC, a Tennessee Limited Liability Company

By: _____
Brad Copeland, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brad Copeland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Copeland Holdings LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2026.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **August 18, 2026**.

Date

Christen Rabe

Affiant Signature

8/18/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **August**, 20____.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027