JORDAN AVI MEHL
COM. EXP.
NOTARY
PUBLIC
06-06-21
STATE OF DELAWARE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 28 day of August, 2019.

Jordan Avi Mehl
Notary Public

My commission expires:
06/06/2021

Karen Johnson Davidson County
Batch# 280618 DEEDWARR
09/04/2019 12:22:08 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190904-0089300

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Blake Currie	Acopia, LLC	**109040A00300CO**
2100 Chance Court	306 Northcreek Blvd, #100	
Hermitage, TN 37076	Goodlettsville, TN 37072	

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 ACKNOWLEDGE, WE,

Avonel Rodriguez and Jeremy M. Rodriguez, husband and wife

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

Blake E. Currie and Ashley Currie, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Towering Oaks Phase One as shown on the plan of record in Instrument No. 20071127-0137704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Avonel Rodriguez and Jeremy M. Rodriguez, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated January 13, 2012, of record in Instrument No. 20120118-0004817, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ON THIS 28 DAY OF August, 2019
Avonel Louise Rodriguez APPEARED
BEFORE ME Jordan Avi Mehl
A NOTARY PUBLIC FOR THE STATE OF DELAWARE,
COUNTY OF KENT.

ON THIS 28 DAY OF August, 2019
Jeremy Michael Rodriguez APPEARED
BEFORE ME Jordan Avi Mehl
A NOTARY PUBLIC FOR THE STATE OF DELAWARE,
COUNTY OF KENT.

JORDAN AVI MEHL
MY COMM. EXPIRES
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Restrictions of record in Instrument No. 20091215-0114266, said Register's Office.

Easements of record in Instrument No. 20010205-0010996, Instrument No. 20041026-0128530, Instrument No. 20050615-0068192, Instrument No. 20070601-0065248, and Instrument No. 20050831-0104488, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070601-0065248, said Register's Office.

Water (Riparian Rights) the rights of upper and lower riparian owners to the free and unobstructed flow of the water, any rivers, creeks, or streams without dimunition or pollution and the consequence of any past or future change in the location of any rivers, creeks or streams; riparian rights incident to premises; rights of upper and lower riparian owners in and to the waters of coring or adjoining the property, and the natural flow thereof, free from dimunition or pollution.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2100 Chance Court, Hermitage, TN 37076.

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 in 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.

Avonel Rodriguez Date: 8/28/2019

Jeremy M. Rodriguez Date: 8/28/19

STATE OF Delaware

COUNTY OF Kent

Personally appeared before me, a Notary Public of said County and State, Avonel Rodriguez and Jeremy M. Rodriguez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of Agst, 2019

NOTARY PUBLIC

My Commission Expires: 06/06/2021

JORDAN AVI MEHL NOTARY PUBLIC COM. EXP. 06-06-21 STATE OF DELAWARE

JORDAN AVI MEHL NOTARY PUBLIC MY COMM. EXPIRES 06-06-2021 STATE OF DELAWARE