Karen Johnson Davidson County
Batch# 303110 DEEDWARR
10/21/2019 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20191021-0107483

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-091633

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kimery Grant	ACOPIA, LLC	
(NAME)	(NAME)	
5514 Hamilton Circle	3010 NORTHCREEK BLVD #100	160-04-0B-008.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	GOODLETTSVILLE, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Seven Thousand And No/100 Dollars ($227,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VINCENT THOMAS KIRBY-QUARANTELLO AND RICHARD CLAYTON KIRBY-QUARANTELLO, A MARRIED COUPLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIMERY TENICE GRANT, AN UNMARRIED WOMAN, 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 Unit No. 8 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument No. 20171117-0118441 and in Instrument No. 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Craighead Development, LLC, a Tennessee limited

liability company by Warranty deed from Ole South/Craighead Joint Venture, a Tennessee joint venture of record in Instrument No. 20170405-0033186 Register's Office for Davidson County, Tennessee, dated April 04, 2017 and recorded on April 05, 2017.

Being the same property conveyed to Vincent Thomas Kirby-Quarantello and Richard Clayton Kirby-Quarantello, married to each other, as tenants by the entirety by Special Warranty deed from Craighead Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180316-0024959 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 16, 2018, and Scrivener's Affidavit recorded on May 17, 2018, recorded in Instrument No. 20180517-0047098.

unimproved ☐
This is improved ☒ property, known as 5514 Hamilton Circle, Antioch, TN 37013
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Vincent Thomas Kirby-Quarantello and Richard Clayton Kirby-Quarantello this 16 day of October, 2019

Vincent Thomas Kirby-Quarantello

Richard Clayton Kirby-Quarantello

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of October, 2019, before me personally appeared Vincent Thomas Kirby-Quarantello and Richard Clayton Kirby-Quarantello, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of October, 2019.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022