Karen Johnson Davidson County
Batch# 380780 DEEDWARR
04/02/2020 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20200402-0035339

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2020.

Notary Public
My Commission Expires:

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

2020-122

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amanda Kidd	Acopia, LLC	
7831 Heaton Way	306 Northcreek Blvd., Suite 100	173-09-0A-201.00-CO
Nashville, TN, 37211	Goodlettsville, TN 37072	

WARRANTY DEED

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 acknowledged, we

Tennessee Property Group, LLC,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Amanda Kidd, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Phase "B", Lenox Village of record in Plat at Instrument No. 20031024-0157237, 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 Tennessee Property Group, LLC by Warranty deed from Frank Leotti, married of record in Instrument No. 20160614-0060217 Register's Office for Davidson County, Tennessee, dated June 09, 2016 and recorded on June 14, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7831 Heaton Way, Nashville, TN 37211.**

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.

Witness our hands this 31 day of March, 2020.

Tennessee Property Group, LLC

Sanjay S Dubey

By: Sanjay S. Dubey, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sanjay S. Dubey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Tennessee Property Group, LLC, a Tennessee limited liability company, and that he is authorized by Tennessee Property Group, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Union City, California, this 31st day of March, 2020.

J Gallos

Notary Public
My Commission Expires: April 20, 2021

J. GALLOS
COMM. NO. 2192678
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXPIRES APRIL 20, 2021

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pamela Autry, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela Autry
Notary's Signature

My Commission Expires: _____

