THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 419611 DEEDWARR
06/18/2020 04:14:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20200618-0064834

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
JENNIFER ROSEMARY CHOATE NICHOLAS TODD CHOATE 5964 Lickton Pike Goodlettsville, Tennessee 37072	Acopia LLC 306 Northcreek Blvd. Suite 100 Goodlettsville, TN 37072	01700031500

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY COOPER, JON THOMPSON, LEEANN COOPER, AND CHRYSTELLE THOMPSON, the sole general partners of KINGDOM INVESTORS, a Tennessee General Partnership,** have this day bargained and sold, and do hereby transfer and convey unto the said **JENNIFER ROSEMARY CHOATE AND NICHOLAS TODD CHOATE, WIFE AND HUSBAND,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, and described as Tract Number 4 according to a survey by Ray G. Cole, Registered Land Surveyor, Number 924, dated March 3, 1988, revised March 29, 1989, as follows: Beginning at an iron pin set, the most Southwest of Tract 3 this survey, and being the Southeast corner of this tract, Thence, North 82 degrees 26 minutes 59 second West 132 feet to an iron pin set; thence North 89 degrees 12 minutes 59 seconds West 168.60 feet to an iron pin set, corner to tract 5 this survey; thence with the line of said tract 5, North 2 degrees 42 minutes 22 seconds East passing an iron pin set at 20.00 feet, and in all a total of 997.10 feet to an iron pin set corner to said tract 5; thence continuing with the line of said tract 5, South 81 degrees 45 minutes 32 seconds East 350.80 feet to an iron pin set, corner to said tract 3 this survey; thence with line of said tract 3, South 5 degrees 36 minutes 34 seconds West 970.00 feet to the beginning, containing 7.31 acres, more or less.

Being the same property conveyed to Kingdom Investors by Warranty Deed from Barbara Watts dated January 7, 2019, and recorded January 10, 2019, or record in Instrument No. 20190110-0002639, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$555,000.00**.
Subscribed and sworn to before me
this 04th day of June, 2020.
My Commission Expires: 10.23.23

Affiant

Notary Public

RUTH M. FORAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

This is improved property located at 5964 Lickton Pike, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 4 day of June, 2020.

ANTHONY COOPER

JON THOMPSON

LEEANN COOPER

CHRYSTELLE THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JON THOMPSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner of **Kingdom Investors, a Tennessee General Partnership,** the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ANTHONY COOPER, LEEANN COOPER and CHRYSTELLE THOMPSON,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of **Kingdom Investors, a Tennessee General Partnership,** the within name bargainor, a partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY