THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 466533 DEEDWARR
08/31/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $747.40
20200831-0098191

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OFSUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,000.00.

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2020.

Kayla R. Johnson
Notary Public

MY COMMISSION EXPIRES: 11-21-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly L. Miller and Priscilla A. Miller	Acopia, LLC	MAP 052-13-0A-
2719 Penn Meade Drive	300 Northcreek Blvd, Ste 100	PARCEL 008.00-CO
Nashville, TN 37214	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Julian de la Guardia, III. married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly L. Miller, and unmarried woman, and Priscilla A. Miller, an unmarried woman, as tenants in common with right of survivorship**

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 of River Glen, a Horizontal Property Regime as established by a Master Deed of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee and described as shown on the Plan for River Glen, Phase I, of record in Book 6900, pages 650 and 651, as amended in Book 6900, page 671, to which plan reference is hereby made.

Being the same property conveyed to Julian De La Guardia, III by Warranty deed from Dewey E. Hewitt of record in Instrument No. 20060522-0060099 Register's Office for Davidson County, Tennessee, dated May 12, 2006 and recorded on May 22, 2006.

This property is not the principal residence of the Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) All matters shown on Plat recorded in Book 6900, page 650 as amended in Book 6900, page 671; (3) the Master Deed establishing a Horizontal Property regime of River Glen, and recorded in Book 7566, page 571 and Book 7566, page 606; (4) Restrictive Covenants of record in Book 6762, page 208; (5)Subject to rights of others in and to the common areas and/or elements; (6) All visible easements; (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2719 Penn Meade Drive; Nashville, TN 37214.**

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 my hand this the 28th day of August, 2020.

Julian de la Guardia, III by James A. Waechter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Julian de la Guardia, III**, as his Attorney in Fact, as the free act and deed of the within named **Julian de la Guardia, III**.

Witness my hand and official seal this the 28th day of August, 2020.

My Commission expires Mar 6, 2024

Notary Public

DAVID GANT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Jennifer Pennell, 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 Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022