Karen Johnson Davidson County Batch# 488841 DEEDWARR 10/05/2020 10:16:30 AM 3 pgs Fees: $18.00 Taxes: $1,235.80 20201005-0114697	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $234,000.00 Affiant Subscribed and sworn to before me, this 30th day of Sept., 2020. Notary Public My commission expires 3/24/21

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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:
Kaley Stinnett	Acopia, LLC	**07208020500**
2301 Ridgecrest Drive	306 Northcreek Blvd. Ste 100	
Nashville, TN 37216	Goodlettsville, TN 37075	

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,

Nicholas St. Clair, married

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

Kaley Stinnett, unmarried

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. 153 on the Map of Dalewood, Section II, a plat of which is of record in Book 1835, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a concrete monument in the easterly margin of Ridgecrest Drive opposite a turn into Berrywood Road; thence with the margin of Ridgecrest Drive, northerly 108 feet to a point; thence south 88 degrees 30' east 158 feet to a point; thence south 8 degrees 19' west 143.1 feet to the margin of Berrywood Road; thence with the margin of the same westerly 77.1 feet to a concrete monument and continuing with the margin of the same, westerly 40 feet to a concrete monument at the beginning of a curve; thence around said curve, northerly 39.3 feet to the beginning.

Being the same property conveyed to Nicholas St. Clair, unmarried, by Warranty Deed from Lillian A. Fitzgerald aka Lillian D. Fitzgerald, unmarried, dated July 16, 2013, of record in Instrument No. 20130718-0074379, Register's Office for Davidson County, Tennessee. Nicholas St. Clair has since married. Janice St. Clair enters into the execution of this instrument to convey any and all interest she has in said property.

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 2301 Ridgecrest Drive, Nashville, TN 37216.

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.

Nicholas St. Clair Date: 09/19/20
Nicholas St. Clair

Janice St. Clair Date: 9.19.2020
Janice St. Clair

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me, a Notary Public of said County and State, Nicholas St. Clair and Janice St. Clair, 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 29th day of September, 2020.

Commonwealth of Pennsylvania - Notary Seal
JUDITH P. LAWRENCE, Notary Public
Philadelphia County
My Commission Expires April 17, 2024
Commission Number 1093078

Judith P. Lawrence
NOTARY PUBLIC

My Commission Expires: 04/17/2024

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY