Name and Address of New Owner:
Bryan Warren Hall and Regina Hall
1841 Sprucewood Lane
Nashville, TN 37211

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Suite 100
Goodlettsville, TN 37072

This Instrument Prepared By:
CLOSED HOM LLC
836 North Thompson Lane
Suite 1D
Murfreesboro, TN 37129

Map & Parcel No: 172-03-0-A17-80-0CO

Karen Johnson Davidson County
Batch# 492733 DEEDWARR
10/08/2020 03:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,875.90
20201008-0117392

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Randy Armstrong and Billie Armstrong, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bryan Warren Hall and Regina Hall, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot 96 on the Plan of Summit at The Woodlands, Phase 2, Cluster Lot Subdivision, as shown on the plat of record in Instrument Number 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Randy Armstrong and Billie Armstrong, husband and wife, by deed dated August 30, 2019 and recorded on September 5, 2019, from D & A Ventures, LLC, a Tennessee limited liability company, of record in Instrument Number 20190905-0089858, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1841 Sprucewood Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ____ day of September, 2020.

09/10/2020

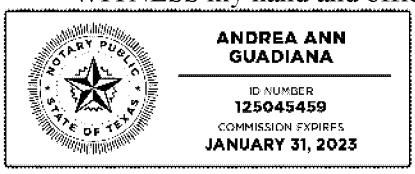
Randy Armstrong
Randy Armstrong

Billie Armstrong

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Armstrong, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of September, 2020.



Andrea Ann Guadiana
NOTARY PUBLIC

Notarized online using audio-video communication

My commission expires: 01/31/2023

STATE OF
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie Armstrong, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ___ day of September, 2020.

NOTARY PUBLIC

My commission expires:

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ____ day of September, 2020.

Randy Armstrong

Billie Armstrong

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Armstrong, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ___ day of September, 2020.

NOTARY PUBLIC

My commission expires:

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Lubbock

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie Armstrong, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of September, 2020.

NOTARY PUBLIC

My commission expires: 3-22-2022

HEATHER SAENZ
Notary Public, State of Texas
Comm. Expires 03-22-2022
Notary ID 131499403

AFFIDAVIT OF VALUE

STATE OF Texas)
)
COUNTY OF Tarrant)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $507,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Randy Armstrong

(Affiant)

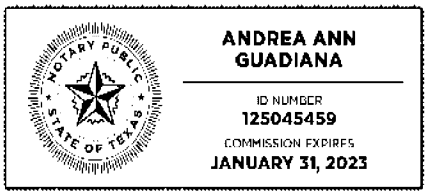
State of TEXAS County of TARRANT

Sworn to and subscribed before me this 10th day of September, 2020, by Randy Armstrong

Andrea Ann Guadiana

Notary Public

My commission expires: 01/31/2023



Notarized online using audio-video communication

True Copy Certification

I, Devan P. Spinelli, 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 (Devan Spinelli)

State of Florida

County of Broward

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

