Karen Johnson Davidson County
Batch# 494371 DEEDWARR
10/13/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20201013-0119004

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00

Sara Wyld Armstrong
Affiant

Subscribed and sworn to before me, this 3RD **day of** August **2020.**

Tabitha Hardin
Notary Public
My commission expires: 2/19/2024

Tabitha Hardin STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Quincy Powell	LoanDepot.com, LLC	081-04-0E-002.00
1906B 3rd Ave North	26642 Towne Centre DR	
Nashville, TN 37208	Foothill Ranch, CA 92610	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob Stock and Arlena Stock, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Quincy Powell and Jennifer N. Powell, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1906 B, as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 1906 3rd Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No.: 20180110-0003485, Register's Office for Davidson County, Tennessee. Said Unit 1906 B being shown as part of Exhibit "B" of said Declaration.

Being a portion of the property conveyed to Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, by deed dated May 24, 2017 and recorded May 26, 2017 from Bill R. Ennis, unmarried, of record in Instrument Number 20170526-0052722, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jacob Stock and Arlena Stock, husband and wife, by Quitclaim Deed from Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, dated 10/09/2020 of record in Instrument No. 20201009-0117773, Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1906B 3rd Ave North, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 3rd day of August, 2020.

Jacob Stock

Arlena Stock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacob Stock and Arlena Stock,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of August, 2020.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2020076714

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)

