Karen Johnson Davidson County
Batch# 512603 DEEDWARR
11/09/2020 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20201109-0131757

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$285,000.00~~ Affiant 11/6/20 Subscribed and sworn to before me, this the 6th day of November, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Russ Hagan	Acopia, LLC	106-14-0-078.00
78 Scobey Drive	306 Northcreek Blvd. Suite 100	
Nashville, TN 37210	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONNA HAGAN, A MARRIED PERSON***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSS HAGAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: RMH

Land in Davidson County, Tennessee, being Lot No. 89 on the Map of Raymond Heights, as of record in Book 1424, page 141, Register's Office for said County, and described as follows:

Beginning at the point in the North margin of Scoby Drive at the corner of Lots Nos. 89 and 90, thence with the line between said Lots Northerly 112 feet to a corner of Lot 88, thence with the line between Lots 88 and 89, Northwesterly 117.1 feet to the Easterly margin of Laverne Court, thence with the margin of the same, Southerly 125 feet to the beginning of a curve, thence around said curve, Southeasterly 31.42 feet to the North margin of Scoby Drive; thence with the margin of the same, Easterly 100 feet to the point beginning.

Being the same property conveyed to Henry Wilson Smith and wife, Dorothy Mai Smith by Warranty deed from R.L. Whitcomb and wife, Dorothy Whitcomb of record in Book 1940, page 331, Register's Office for Davidson County, Tennessee, dated January 20, 1951 and recorded on January 20, 1951.

Being the same property conveyed to Donna Hagan by QuitClaim deed from Henry Wilson Smith and wife, Dorothy Mai Smith of record in Instrument No. 20140314-0021499 Register's Office for Davidson County, Tennessee, dated March 12, 2014 and recorded on March 14, 2014.

Being the same property conveyed to Henry Wilson Smith and wife, Dorothy Mai Smith by QuitClaim deed from Donna Hagan, married of record in Instrument No. 20150917-0094707 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 17, 2015.

Being the same property conveyed to Dorothy Mai Smith by QuitClaim Deed from Spouse to Spouse deed from Henry Wilson Smith of record in Instrument No. 201509170094708 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 17, 2015.

Being the same property conveyed to Donna Hagan, a married person by Executor's QuitClaim deed from Donna Hagan, as Personal Representative of the Estate of Dorothy C. Smith, deceased of record in Instrument No. 20200910-0102962 Register's Office for Davidson County, Tennessee, dated September 08, 2020 and recorded on September 10, 2020.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 78 Scobey Drive, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of November, 2020.

Donna Hagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donna Hagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of November, 2020.

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5-2-22

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

