Karen Johnson Davidson County
Batch# 558638 DEEDWARR
01/21/2021 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20210121-0009371

Name and Address of New Owner:
Richard Aaron Ferrell, Jr.

100 A Rose Street
Nashville, TN 37210

Send Tax Bills To:

Acopia, LLC
306 Northcreek Blvd., Ste 100
Goodlettsville, TN 37072

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 119-02-0-136.00

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, **Nicholas Russell Thomason**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Aaron Ferrell, Jr., unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 3, Resubdivision of Lots 35, 36 and 37, Block 10, Cumberland Nurseries, as shown on plat of record in Instrument No. 20161130--0125785, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Seri Stoppenhagen, an unmarried woman and Jessica Ventimiglia, an unmarried woman, by deed dated July 26, 2017, and recorded July 28, 2017, from Infinium Builders, LLC, a Tennessee limited liability company, of record in Instrument Number 20170728-0076817 and being further conveyed to Nicholas Russell Thomason, by deed dated August 17, 2020 and recorded August 19, 2020 from Jessica Ventimiglia and Nicholas Russell Thomason (f/k/a Seri Stoppenhagen), of record in Instrument Number 20200819-0093595, Register's Office for Davidson County, Tennessee. For further reference see Scrivener's Affidavit of record in Instrument Number 20171227-0130983, of said Register's Office.

This is improved property also known as 100 A Rose Street Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 21st day of January, 2021.

_____(SEAL)
Nicholas Russell Thomason
NRT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2021, before me personally appeared Nicholas Russell Thomason, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of January, 2021.



Notary Signature
My commission expires: 9/21/2024

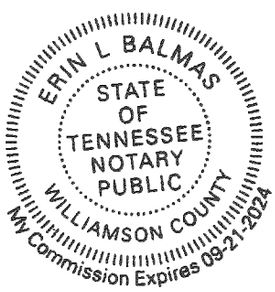
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $469,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of January, 2021.



Notary Public
My commission expires: 9/21/2024

File No. 20-10-CL

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY