#15331

WARRANTY DEED

Karen Johnson Davidson County
Batch# 566530 DEEDWARR
02/03/2021 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $954.60

20210203-0015533

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires 01-24-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Grant A. Gill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grant A. Gill	Acopia LLC	16113000300
(NAME)	(NAME)	
5709 Brentwood Meadows Circle	306 Northcreek Blvd.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Erik Mitchell Falkenberg LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Grant A. Gill, an unmarried man**, 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 28-A, Brentwood Meadows, Section Two, Zone Lot Division, Lot 28, as shown on plat of record in Plat Book 5200, page 782, amended in Book 6250, Page 672, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erik Mitchell Falkenberg LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20201102-0128017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5709 Brentwood Meadows Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hands this 2nd day of February, 2021.

Erik Mitchell Falkenberg LLC, a Limited Liability Company

Michele A Dysert Manager

by Michele Ashton-Dysert, Manager

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele A. Dysert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Manager of Erik Mitchell Falkenberg, LLC the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Erik Mitchell Falkenberg, LLC as Manager.

WITNESS my hand and seal this 2nd day of February, 2021.

Hilary Mohsenzadeh

Notary Public
My Commission Expires: _____

File No.: 15331

