Karen Johnson Davidson County
Batch# 700236 DEEDWARR
08/18/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210818-0111616

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of AUGUST, 2021.

Notary Public

My commission expires: 03-08-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN-PAUL GENTILE AND MICHAELA GENTILE	ACOPIA LLC	**120-05-0-120.00**
418 Glengarry Drive	308 NORTHCREEK BLVD, STE 100	
Nashville, TN 37217	GOODLETTSVILLE, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CADEN C. MEDDERS AND PRISCILLA L. MEDDERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN-PAUL GENTILE AND MICHAELA GENTILE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 139, as shown on the map entitled Glengarry Park, Section I, of record Plat Book 2663, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CADEN C. MEDDERS AND PRISCILLA L. MEDDERS, HUSBAND AND WIFE, by deed from KIRTLEY WHITTINGTON AND WIFE, LANIE WHITTINGTON, of record in Instrument No. 20151103-0122101, dated October 30, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 418 Glengarry Drive, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 17th day of August, 2021

Caden C Medders

CADEN C. MEDDERS

PRISCILLA L. MEDDERS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CADEN C. MEDDERS AND PRISCILLA L. MEDDERS, HUSBAND AND WIFE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/18/2021 (date of document).

Affiant Signature

08/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
EXPIRES MAY 5, 2025