THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210736452** Karen Johnson Davidson County Batch# 705692 DEEDWARR 08/27/2021 09:07:30 AM 3 pgs Fees: $18.00 Taxes: $1,291.30 20210827-0115774	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $349,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2021. Notary Public My Commission Expires: 07/09/2024 ORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Gia DeRose and Stephen DeRose 652 Shamrock Lane Pismo Beach, CA 93449	Send Tax Bills To: Acopia, LLC 306 Northcreek Blvd., Ste. 100 Goodlettsville, TN 37072	Tax Information: Tax Parcel ID No. 119-14-0-1411.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelsey White, unmarried, and Justin R. Williamson, unmarried, as tenants in common with right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Gia DeRose and Stephen DeRose, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Plan of One of Woodbine Courts, Block C of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelsey White, unmarried and Justin R. Williamson, unmarried as tenants in common with right of survivorship by Warranty deed from Daniel Dwyer and wife, Hannah Dwyer of record in Instrument No. 201509030089909 Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 03, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1163, Page 441, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2924 Dobbs Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2021.

Kelsey White
Kelsey White

Justin R. Williamson
Justin R. Williamson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelsey White and Justin R. Williamson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 8/26/21.

Tori Cole

Affiant Signature

Date: 8/26/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 27, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

