Karen Johnson Davidson County
Batch# 714902 DEEDWARR
09/13/2021 02:09:30 PM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20210913-0122428

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Amanda Marshall **4813 Big Horn Drive** **Old Hickory, TN 37138**	ACOPIA, LLC 306 NORTHCREEK BLVD SUITE 100 GOODLETTSVILLE, TN 37072	**065-13-0-036.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$275,000.00**

Affiant

Sworn to and subscribed before me this 05 day of August, 2021.

Notary Public

My commission expires: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **MICHAEL A. GAMMONS AND CAMELLA J. GAMMONS, TRUSTEES OF THE GAMMONS FAMILY PROTECTION TRUST DATED OCTOBER 9, 2018** (Collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **AMANDA MARSHALL, UNMARRIED WOMAN** (the "Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is unimproved property known as **4813 Big Horn Drive, Old Hickory, Tennessee 37138.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 25th day of August 2021.

GRANTOR:

GAMMONS FAMILY PROTECTION TRUST DATED OCTOBER 9, 2018

Trustee

MICHAEL A. GAMMONS, TRUSTEE

Trustee

CAMELLA J. GAMMONS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Michael A. Gammons and Camella J. Gammons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees of the Gammons Family Protection Trust dated October 9, 2018, the within named bargainor, a Trust, and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Michael A. Gammons and Camella J. Gammons as Trustees.

Witness my hand and official seal on this 26 day of August, 2021.

Notary Public
My Commission Expires: 10.26.24

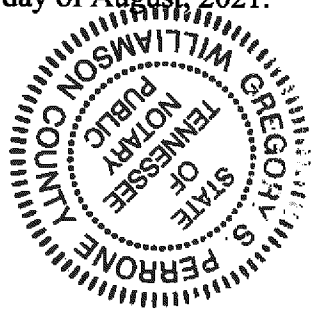


Exhibit A

Legal Description

Land in Davidson County, Tennessee and being known and designated as all of Lot No. 27 on the Plan of Section One, Sherwood Forest, as shown on the plat of the same of record in Plat Book 4175, Page 153, in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Said Lot No. 27 fronts 80 feet on the Easterly side of Big Horn Drive and extends back 187.79 feet on the Northerly line and 190.94 feet on the Southerly line to a dead line and measures 68.10 feet thereon.

Being the same property conveyed to MICHAEL A. GAMMONS AND WIFE, MILLIE GAMMONS, TENANTS BY THE ENTIRETY, by deed from ALVIN EUGNE WALKER, of record in Instrument No. 20020716-0085664, dated July 12, 2002, said Register's Office.

Further being the same property conveyed to MICHAEL A. GAMMONS AND CAMELLA J. GAMMONS, TRUSTEES OF THE GAMMONS FAMILY PROTECTION TRUST DATED OCTOBER 9, 2018, by quitclaim deed from MICHAEL A. GAMMONS AND MILLIE GAMMONS, HUSBAND AND WIFE, of record in Instrument No. 201810012-0101318 dated October 9, 2018, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 4175, Page 153, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4465, Page 184, as amended in Book 4482, Page 427, said Register's Office.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 25 August, 2021.

Custodian's Signature 08/25/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 25th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023