Karen Johnson Davidson County
Batch# 726053 DEEDWARR
09/29/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20210929-0130629

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**

Affiant

Subscribed and sworn to before me, this 27th day of **September, 2021.**

Notary Public
My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Linda Kay Huber	**ACOPIA, LLC**	**086140A21300CO**
213 Thistle Lane	**306 NORTHCREEK BLVD, 100**	
Hermitage, TN 37076	**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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Viriginia L. Denson (f/k/a Viriginia L. Downes)

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

Linda Kay Huber, an unmarried woman

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:

Being Unit No. 213 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Virginia L. Downes by Quitclaim Deed from Roy Denson, unmarried dated October 13th 1992 and recorded October 16th 1992 of record in Book 8759, Page 166 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as **213 Thistle Lane, Hermitage, TN 37076**.

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 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 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 hand(s) this **27th** day of **September, 2021.**

Virginia L Denson

Viriginia L. Denson

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Viriginia L. Denson,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **September, 2021.**

Notary Public
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

HE2021-0203

Tennessee Certification of Electronic Document

I, Christine Hutchinson, 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 09/27/21 (date of document).

Affiant Signature

09/27/21

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of September, 2021.

Notary's Signature

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

NOTARY'S SEAL

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