Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7558

Karen Johnson Davidson County
Batch# 756245 DEEDWARR
11/16/2021 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20211116-0152578

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of November, 2021

Notary Public

Commission Expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rhonda Yoss-Kaplan and Arthur J. Kaplan 3535 Bell Road #508 Nashville, TN 37214	**Acopia, LLC** **306 Northcreek Blvd, Ste 100** **Goodlettsville, TN 37072**	109-05-0B-508.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

James M. Adcox, III, Trustee of Whitney Lloyd Irrevocable Trust dated December 20, 2017 and Whitney Lloyd Pitts aka Whitney M Lloyd, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda Yoss-Kaplan and Arthur J. Kaplan, a married couple

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 Unit No. 508 on the Plan of Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27.101, et seq, as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20021216-0154761, as supplemented in Instrument No. 20030529-0072377 and Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee. Including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest to the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Whitney Lloyd Pitts, unmarried, by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, recorded in Instrument No. 20041018-0124590, in the Register's Office for Davidson County, Tennessee, dated October 13, 2004 and recorded October 18, 2004. (Value of consideration shown in aforementioned deed $107,000.00.)

Being the same property conveyed to Whitney Lloyd Pitts, also known as Whitney M. Lloyd, unmarried and Sherry D. Stewart, unmarried by Quit Claim Deed from Whitney Lloyd Pitts, unmarried of record in Instrument No. 20080414-0037844, Register's Office for Davidson County, Tennessee, dated February 11, 2008 and recorded on April 14, 2008. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Scott Gray, Trustee of the Whitney Lloyd Irrevocable Trust dated December 20, 2017 by Quitclaim Deed from Sherry D. Stewart now known as Sherry S. Deutschmann, married (as to her interest in the property) of record in Instrument No. 20180829-0085869 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 29, 2018. (Value of consideration shown in aforementioned deed $10.00.)

Certification of Trust designating James M. Adcox, III, as the Trustee of the Whitney Lloyd Irrevocable Trust dated December 20, 2017 of record in Instrumemt No. **202111100149847** Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3535 Bell Road #508, Nashville, TN 37214

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 so 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.

Dated this the 4 day of November, 2021.

Whitney Lloyd Irrevocable Trust dated December 20, 2017

By: James M. Adcox III, Trustee
James M. Adcox, III, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James M. Adcox, III, Trustee of the Whitney Lloyd Irrevocable Trust dated December 20, 2017 and Whitney Lloyd Pitts** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4 day of November, 2021.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5 2 23

Dated this the 3rd day of November, 2021.

Whitney Lloyd Pitts aka Whitney M Pitts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Whitney Lloyd Pitts aka Whitney M. Pitts** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of November, 2021.

Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Certificate of Authenticity

I, **Nick Harris**, 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 11-4-2021.

Affiant Signature

11-4-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of November, 20 21.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY