Karen Johnson Davidson County
Batch# 776944 DEEDWARR
12/20/2021 02:42:52 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20211220-0167952

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph W. Morris and Joyce A. Morris, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roger A. King and Terry K. King, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of River Park Estates of record in Plat Book 6250, Page 658, as corrected by surveyors Certificate of Correction in Book 6785, Page 427 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 Joseph W. Morris and wife, Joyce A. Morris by Warranty deed from Abagail Hodge Hinton of record in Instrument No. 20150310-0020423 Register's Office for Davidson County, Tennessee, dated March 03, 2015 and recorded on March 10, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7200 River Junction Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Roger A. King	Acopia, LLC	155-03-0B-026.00-CO
7200 River Junction Drive	306 Northcreek Blvd. Ste. 100	
Nashville, TN 37221	Goodlettsville, TN 37072	

WITNESS THE EXECUTION HEREOF this 17th day of December, 2021.

Joseph W. Morris

Joyce A. Morris

State of Tennessee)
County of Davidson)

On this 17th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph W. Morris and Joyce A. Morris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 500,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of December, 2021.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022