Karen Johnson Davidson County
Batch# 826551 DEEDWARR
03/22/2022 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20220322-0033000

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2022.

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-15342

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobbi Jo Allegood (NAME)	Acopia, LLC (NAME)	075-07-0-108
3407 Green Ridge Drive (STREET ADDRESS)	306 Northcreek Boulevard, Suite 100 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ronald B. Hostetler and wife, Theresa J. Hostetler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobbi Jo Allegood, 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 Lot No. 111 on the Plan of Highlands of Tulip Grove, Section I, of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Ronald B. Hostetler and wife, Theresa J. Hostetler by Quitclaim Deed dated October 29, 2007, recorded October 29, 2007, in Instrument Number 20071029-0127644, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 601 Highland View Drive, 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 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. Whenever 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 10th day of March, 2022.

Ronald B. Hostetler

Theresa J. Hostetler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2022, before me personally appeared Ronald B. Hostetler and Theresa J. Hostetler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of March, 2022.

Notary Signature
My commission expires: 6/11/24

DEANNA L. COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/10/2022 (date of document).

Affiant Signature

3/14/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 14 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY