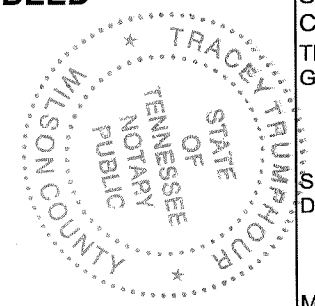
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Angie Marie McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 830542 DEEDWARR
03/29/2022 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220329-0036177

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angie Marie McDaniel	Acopia, LLC	
(NAME)	(NAME)	
3229 Lakeford Dr	306 Northcreek Blvd, Ste 100	108 12 0 095.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Jeanette Smith, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Angie Marie McDaniel, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 61B on the Plan of Zone Lot Division Lots 32, 35, 38, 61, of Section 3 of East Lake Subdivision, of record in Book 5200, Page 342, as amended in Book 5200, Page 650, Register's Office for said County. Said Lot No. 61B fronts 31.62 feet on the westerly margin of Lakeford Drive and extends back 196.85 feet on the northerly line and 141.18 feet on the southerly line to a rear line in the rear, measuring 31.69 feet thereon, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeanette Smith, a single woman by Warranty Deed from James LaBorg, dated 07/28/2006 and recorded 08/04/2006, of record in Instrument 200608040095813, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Page 342, as amended in Book 5200, Page 650, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5761, Page 355, Book 6078, Page 648 and Book 5200, Page 650, Register's Office for Davidson County, Tennessee. Abandonment and Re-Dedication of 20 foot Public Utility and Drainage Easement as recorded in Book 5997, Page 794 and Book 6144, Page 278, Register's Office for Davidson County, Tennessee. Shared Wall Agreement of record in Book 9472, Page 706, Register's Office for Davidson County, Tennessee. Charter of East Lake Limited Inc. of record in Instrument 201704110035381, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3229 Lakeford Dr, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of March, 2022.

Jeanette Smith

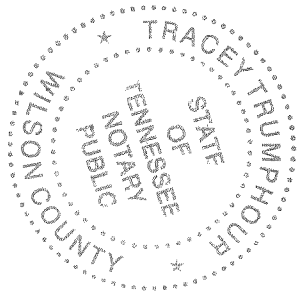
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2022.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



202203290036177

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 3-21-22.

Tracey Trumphour
Affiant
Date: 3-21-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY