WARRANTY DEED

Karen Johnson Davidson County
Batch# 835940 DEEDWARR
04/07/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20220407-0040308

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 18TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1903

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Betty A. White and Dave R. Neal	Acopia, LLC	095-10-001.00
128 Quinn Circle	306 Northcreek Boulevard, Suite 100	
Nashville, TN 37210	Goodlettsville, TN 37072	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

QUALITY FIRST INVESTMENTS, A TENNESSEE LIMITED LIABILITY COMPANY

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

BETTY A. WHITE AND DAVE R. NEAL, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR 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 all of Lot 3, on the plan of Nor Moore, according to survey and plat of same appearing of record in Book 2133, Page 54 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof. BEGINNING on the northeasterly margin of Quinn Circle at the corner of Lot Nos. 2 and 2; thence with the line between said two lots, northeastwardly 270 feet to the corner of Lot Nos 3 and 4; thence with the line between two lots southwardly 266.3 feet to the northerly margin of Quinn Court; thence with said court westwardly 111 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to the northeasterly margin of Quinn Circle; thence with said circle northwestwardly 171 feet to the beginning.

BEING the same property conveyed to Quality First Investments, a Tennessee Limited Liability Company, by Warranty Deed, from Betty Darlene Larson, and Patricia Ann Wiggins, as joint tenants with the right of survivorship, dated December 6, 2021, recorded December 16, 2021, in Instrument No. 20211216-0166523, Register's Office for Davidson County, Tennessee. Also, BEING the same property conveyed to Betty Darlene Larson, a single woman and Patricia Ann Wiggins, a single woman as joint

tenants with the right of survivorship, by Executrix Deed, from Patricia Ann Wiggins, Executrix of the Estate of James Lee Belcher, dated December 11, 2020, recorded January 27, 2021, in Instrument No. 20210127-0011791, Register's Office for Davidson County, Tennessee. Also, BEING the same property conveyed to James Lee Belcher and wife Patricia Ann Belcher, by Warranty Deed, from C.S. Belcher and wife Bessie Mai Belcher, dated September 12, 1955, recorded September 12, 1955, in Book 2449, Page 314, Register's Office Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 128 Quinn Circle, Nashville, TN 37210

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), their heirs and/or 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), their heirs and/or 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 our/my hand on the 18th day of March, 2022.

Quality First Investments, LLC

BY:_____
Sarah Upton, Member

BY;_____
Brandon Upton, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal this 18th day of March 2022.

_____
Notary Public
My Commission expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3/18/22.

Kimberly Hollingshead, Esq.

3/18/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th day of March, 2022.

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025

Notary Signature

My Commission Expires_____