This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16861-AP

Karen Johnson Davidson County
Batch# 855995 DEEDWARR
05/16/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220516-0055918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2022.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen DeRose and Gia DeRose 652 Shamrock Lane Pismo Beach, CA 93449	Acopia, LLC 306 Northcreek Blvd., Ste. 100 Goodlettsville, TN 37072	096-10-0-163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Markus Koby Younce and Kaylee Parker Younce, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gia DeRose and Stephen DeRose, husband and wife**, 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 all of Lot No. 67, Twin Lawn, according to survey and plat of same appearing of record in Book 2331, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Markus Koby Younce and Kaylee Parker Younce, husband and wife by Warranty Deed from Joan F. Phelps, a widow, dated January 18, 2022, recorded January 27, 2022, of record in Instrument No. 20220127-0009689, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to James E. Phelps and wife, Joan F. Phelps by Warranty Deed from Franklin N. Knapp and wife, Ruby S. Knapp, dated August 21, 1979, recorded August 23, 1979, of record in Book 5487, page 761, Register's Office for Davidson County, Tennessee. The said James E. Phelps having since died on June 16, 2019, property vesting in Joan F. Phelps by operation of law as sole surviving heir in the entirety.

This is improved property located at: **810 Colfax Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2th day of May, 2022

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GRANTOR:

Markus Koby Younce

Kaylee Parker Younce

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Markus Koby Younce and Kaylee Parker Younce, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2th day of May, 2022.

Notary Public
My Commission expires: 1-30-2024



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 5, 2022.

Tori Cole

Affiant Signature

Date: 5/5/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 5, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

