WARRANTY DEED



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 6TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jamin Welch and Brittany Welch	Acopia, LLC	Parcel ID: 008-00-0-129.00
(NAME) 7591 Bidwell Road	(NAME) 306 Northcreek Boulevard, Suite 100	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, WE, **Larry Fowler, formally unmarried, and wife, Penni L Fowler**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Jamin Welch and Brittany Welch, 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 the 14th Civil District of Davidson County, Tennessee, being shown as Tract No. 5 on a survey dated June 14, 1974, made by Stanford & Associates, Inc,. Engineers, and according to said survey is described as follows:

Beginning at a point in the westerly right-of-way of Bidwell Road, common front corner of Tracts Nos. 4 and 5 on said survey: thence, leaving said road with the line between said two tracts, North 69 degrees 47' 18" West 1190.93 feet to a point; thence North 40 degrees 42' 43" East 125.00 feet to a point; thence South 71 degrees 23' 53" East 1146.66 feet to a point in the westerly right-of-way of said Bidwell Road; thence with said right-of-way, South 12 degrees 59' 40" West 16.47 feet and South 20 degrees 41' 40" West 132.96 feet to the point of beginning.

NOTE: For informational purposes only: prior deed references subject property to contain 3.568 acres, more or less.

Being the same property conveyed to Larry Fowler, unmarried from Jerry James Dobbs and Shirley Ann Dobbs, husband and wife by Warranty Deed dated March 31, 2006 and recorded on April 7, 2006 in Instrument No. 20060407-0040077, Register's Office for Davidson County, Tennessee.

Penni L. Fowler, spouse of Larry Fowler, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

Karen Johnson Davidson County
Batch# 871492 DEEDWARR
06/14/2022 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220614-0067947

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7591 Bidwell Road, Joelton, TN 37080

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. 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 hands this 6TH day of JUNE, 2022

Larry Fowler

Penni L. Fowler by Larry Fowler as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Larry Fowler, formally unmarried, now married, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2022.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Larry Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Penni L. Fowler and that he is authorized by Penni L. Fowler to execute this instrument on her behalf.

Witness my hand and official seal, this the 6th day of June, 2022.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Jamika Jones, 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 6/6/2022.

Date

Jamika Jones
Affiant Signature

06/08/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206140067947