Karen Johnson Davidson County
Batch# 913691 DEEDWARR
09/07/2022 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,949.90
20220907-0100331

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842108

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $527,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of September, 2022.

Notary Public
My Commission Expires: 3/6/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Glen G. Jackson and Laura Jackson	~~New Owner~~ Acopia, LLC	Tax Parcel ID No.
3204 Quiet Tree Grove	306 Northcreek Blvd. Ste. 100 Goodlettsville, TN 37072	064 08 0A 052.00
Old Hickory TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathy Ann McKee, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glen G. Jackson and Laura Jackson, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 91, Section Two, Merritt Downs, R10 Cluster Lot Subdivision, as shown on plat of record in Instrument No. 20030904-0128443, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathy Ann McKee, by Warranty Deed from Richard L. Cantrell and Kaye Cantrell, Husband and Wife, of record in Instrument No. 20130702-0068078, in the Register's Office of Davidson County, Tennessee, dated May 20, 2013 and recorded on July 02, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Merritt Downs, R10 Cluster Lot Subdivision, as recorded in Plat Instrument No. 20030904-0128443.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010604-0057881, Amended in Instrument No. 20010702-0069864, Supplementary Declarations recorded in Instrument Nos. 20040330-0035673, 20040716-0085315, 20041123-0140102, Amended in Instrument No. 20210602-0074013, Rules & Regulations recorded in Instrument No. 20211020-0140574.

Easement recorded in Book 4910, Page 838 and Book 5699, Page 535.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20001208-0121300.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010119-0006024.

This is improved property located at 3204 Quiet Tree Grove Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of September, 2022.

Kathy Ann McKee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathy Ann McKee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my ~~hand~~, at ~~office, this~~ 6th day of September, 2022.

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

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 9/6/22 (date of document)

Affiant Signature

9/7/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7 day of September, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY