Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-834

Karen Johnson Davidson County
Batch# 989847 DEEDWARR
04/10/2023 11 10 09 AM 2 pgs
Fees $13 00 Taxes $1,387 50

20230410-0025688

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of April, 2023

Notary Public

Commission Expires 03.09.27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Madeline E. Gannott 3012 Whitland Crossing Drive Nashville, TN 37214	Acopia LLC ATIMA/ISAOA 701 President Place Smyrna, Tennessee 37167	096-09-0B-006-00-CO

WARRANTY DEED

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

Charles T. Petty, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madeline E. Gannott, unmarried woman

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 Lot No 3012, Donelson's Place as shown on Exhibit "B" to Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067 and 20101026-0085599, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles T. Petty, a single man by Warranty deed from J2K Builders, LLC of record in Instrument No. 20120227-0016613 Register's Office for Davidson County, Tennessee, dated February 24, 2012 and recorded on February 27, 2012.

Lacey Petty hereby joins in this conveyance to transfer any rights, title or interest she may have by virtue of marriage to Charles T Petty.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3012 Whitland Crossing Drive, Nashville, TN 37214

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 so 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.

Dated this the 3rd day of April, 2023.

Charles T Petty
Charles T. Petty

Lacey Petty
Lacey Petty

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson MB

On this 3rd day of April, 2023, before me personally appeared Charles T Petty and Lacey Petty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of April, 2023.

Marisa Bergeron
Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY