Karen Johnson Davidson County
Batch# 994098 DEEDWARR
04/19/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20230419-0028814

STATE OF ~~TENNESSEE~~ FLORIDA (K.N.)
COUNTY OF ~~Davidson~~ Lee (K.N.)

The actual consideration or value, whichever is greater, for this transfer is $630,000.00

Robbie Arlene Burris
Affiant

Subscribed and sworn to before me, this 17 day of April, 2023.

Kimberly Neri
Notary Public
My commission expires: 7-18-2026

KIMBERLY NERI
Notary Public - State of Florida
Commission # HH 287286
My Comm. Expires Jul 18, 2026
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Megan L. Prichard **Richard J. Prichard III**	**Acopia, LLC, ATIMA, ISAOA**	**01700031100 and 01700034000**
5488 Lickton pike	**306 Northcreek Boulevard, Suite 100**	
Goodlettsville, TN 37072	**Goodlettsville, TN 37072**	

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 ACKNOWLEDGE, WE,

Robbie Arlene Burris, unmarried woman

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

Megan L. Prichard and Richard J. Prichard III, wife and husband

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:

Parcel One:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Barry's One Lot Subdivision, of record in Book 6050, Page 399, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Robbie Arlene Burris, by Quitclaim Deed from William Paul Burris, dated July 8, 2006, of record in Instrument No. 20080708-0070192, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Paul Burris and wife, Robbie Arlene Burris, as tenants by the entirety, by Warranty Deed from James D Barry and wife, Dorothy E Barry, dated June 1, 1989, of record in Book 7857, Page 63, in the Register's Office for Davidson County, Tennessee.

Parcel Two:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at an iron pin being North 3 deg. 30' 00" East 610.15 feet from a concrete monument in the Northerly margin of Lickton Pike, said monument being a common corner to William P. Burris, Deed Book 7857, Page 63, R.O.D.C.T.); thence North 3 deg. 30' 00" East 90.27 feet to a set iron pin; thence South 89 deg. 43' 01" East 122.03 feet to a set iron pin; thence South 00 deg. 00' 51" East 81.63 feet to

a set iron pin in the Northerly line of William P. Burris, Deed Book 7857, Page 63, R.O.D.C.T.; thence with the line of said Burris, South 86 deg. 28' 00" West 127.81 feet to the point of beginning, containing 0.246 acres, more or less.

Being the same property conveyed to Robbie Arlene Burris, by Quitclaim Deed from William Paul Burris, dated July 8, 2006, of record in Instrument No. 20080708-0070193, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Paul Burris and wife, Arlene Burris, by Warranty Deed from James D Barry and wife, Dorothy E Barry, dated August 22, 1994, of record in Book 9443, Page 556, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 5488 Lickton pike, Goodlettsville, TN 37072.

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 in 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.

Robbie Arlene Burris Date: 4-17-23
Robbie Arlene Burris

STATE OF Florida

COUNTY OF Lee

Personally appeared before me, a Notary Public of said County and State, Robbie Arlene Burris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of April, 2023.

Kimberly Neri
NOTARY PUBLIC

My Commission Expires: 7-18-2026

KIMBERLY NERI
Notary Public - State of Florida
Commission # HH 287286
My Comm. Expires Jul 18, 2026
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/17/23 (date of document).

Jennifer Russell
Affiant Signature

4/19/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of April, 2023.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

