WARRANTY DEED

Karen Johnson Davidson County
Batch# 1007440 **DEEDWARR**
05/25/2023 09 42 19 AM 2 pgs
Fees $13 00 Taxes $943 50

20230525-0039380

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000 00

Keisha C Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2023

Notary Public

MY COMMISSION EXPIRES 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO·
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Keisha C Williams, an unmarried woman	Acopia, LLC	033-03-0A-089 00 CO
(NAME)	(NAME)	
89 Rolling Meadows	306 Northcreek Blvd , Ste 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20230688

For and 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, **Ashley Overton** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Keisha C. Williams, an 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.

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows

Being Unit No 89 as shown on the Plat of Rolling Meadows, Phase I, Section V, of record in Plat Book 6900, page 495, Register's Office for Davidson County, Tennessee, together with an undivided membership interest in Rolling Meadows Townhomes Association as described in Book 6593, page 194, as amended in Book 7408, page 733, said Register's Office, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Ashley Overton, a single woman by Warranty Deed from Wayne L Neal, married and Kimberly Y Neal, unmarried, as tenants in common with right of survivorship, dated August 19, 2016, and filed of record in Instrument No. 20160825-0089023, Register's Office for Davidson County, Tennessee

RESTRICTIONS

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101 et seq Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rolling Meadows and filed of record in Book 6593, page 194, amended in Book 7408, page 733 and Instrument No. 20170203-0011853, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Rights of others in and to the use of the common areas

Also subject to.

Public utility and drainage easements to Madison Suburban Utility District appearing of record in Instrument Nos 20021025-0130769 and 20040203-0012922, Register's Office for said County

Easement to Comcast of Nashville, I, LLC, appearing of record in Instrument No 20121114-0104724, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 89 Rolling Meadows, Goodlettsville, TN 37072
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 23rd day of May, 2023

Ashley Overton

Ashley Overton

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ashley Overton, 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, at office, this 23rd of May, 2023

Notary Public
My Commission Expires 4/26/26

