Karen Johnson Davidson County
Batch# 1020568 DEEDWARR
06/29/2023 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230629-0049566

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2023.

Notary Public
MY COMMISSION EXPIRES:
File No. 23-19060

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erica Dawn Brown and Brandon James Williams (NAME)	Acopia, LLC (NAME)	142-9-F-614 CO
614 General George Patton Rd. (STREET ADDRESS)	306 Northcreek Blvd., Suite 100 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Chanel Ann Mumford, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon James Williams and Erica Dawn Brown, 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 Davidson County, Tennesee, being Unit No. 614, on the Plan of River Plantation, Section VIII, Phase II, a condominium, as established by the Master Deed of record in Book 7417, Page 396, and as shown on plan of record in Book 6900, page 514 - 517, inclusive, as amended in Book 6900, Pages 654-657, inclusive, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements.

Being the same property conveyed to Chanel Ann Mumford, single woman by Warranty Deed from Blake McAbee, a married man, dated June 26, 2020 and recorded June 30, 2020, in Instrument Number 20200630-0070582, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 614 General George Patton Rd, Nashville, TN 37221.

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. Whenever 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 my/our hand(s) this 28th day of June, 2023.

Chanel Ann Mumford

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of June, 2023, before me personally appeared Chanel Ann Mumford, 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 28th day of June, 2023.

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 6/7/25

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO:

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/28/23

GEORGE E. MUDTER, JR.
Dated 4/28/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 4/28/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

