Karen Johnson Davidson County
Batch# 1039937 DEEDWARR
08/18/2023 10 40 05 AM 2 pgs
Fees $13 00 Taxes $1,269 10
20230818-0064589

Prepared by
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #23-1204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan Day, married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary O. Quaboh and William K. Bimpong, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1547 on the Plan of The Cottages at Williams Bend, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in instrument No. 20040628-0076712, supplemented in Instrument No. 20041028-0129585, Instrument No. 20050923-0114373 and Instrument No. 20180420-0037271, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Day, unmarried by deed from Jackson J. Bain, unmarried, dated July 13, 2017, of record in Instrument No. 20170717-0071290, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan Day and Gina Puccinelli, both unmarried as joint tenants with rights of survivorship, by deed from Ryan Day, dated April 26, 2018, of record in Instrument No. 20180430-0040700, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan Day, unmarried, by Deed from Gina Puccinelli dated July 27, 2020, of record in Instrument Number 20200731-0084563, Register's Office for Davidson County, Tennessee. The Grantor is now married; however, the subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1547 Lincoya Bay 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mary O. Quaboh William K. Bimpong 1547 Lincoya Bay Drive Nashville, TN 37214	Acopia, LLC 306 Northcreek Boulevard, Ste 100 Goodlettsville, TN 37072	109-05-0D-018.00

WITNESS THE EXECUTION HEREOF this 15th day of August, 2023.

Ryan Day

State of Tennessee)
County of Davidson)

On this 15th day of August, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ryan Day, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 343,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of August, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON