Karen Johnson
Batch # 1100627
02/13/2024 01:13:35 PM
Fees: $13.00 Taxes: $1,239.50

Davidson County
DEEDWARR
2 pgs

20240213-0010030

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

File #24-TC-0361-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elmer Crippen	**Acopia, LLC**	
(NAME)	(NAME)	**034-07-0A-111.00-CO**
361 Harbor Drive	**306 Northview Blvd. Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA SAMPSON, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELMER CRIPPEN, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a townhome Unit with private elements situated in Davidson County, Tennessee, and further known as Lot No. 91 of Harbor Village, Phase IV, Revision I, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a horizontal property regime with private elements, of record in Instrument No. 20030611-0080857; as Amended in Instrument No. 20030723-0102988 and in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee; including without limitation, those By-Laws appended thereto; and together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the Town Home Property Line Exhibit of Harbor Village, Phase IV, Revision 1, shown as Exhibit to the aforementioned Declaration and Amendments, for a more complete identification and placement of said Unit.

Being the same property conveyed to Barbara Sampson by Warranty Deed from John E. Tidwell and wife, Janet M. Tidwell of record in Instrument No. 20050613-0067317 Register's Office for Davidson County, Tennessee, dated June 10, 2005 and recorded on June 13, 2005.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.
*Plat Book 6250, Page 626, said Register's Office.
*Covenants, Conditions and Restrictions of record in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743, Instrument No. 20030611-0080857, Instrument No. 20030723-0102986 and Second Amendment of Instrument No. 20050120-0007505, said Register's Office.
*Charter HOA of record in Instrument No. 20030611-0080884, said Register's Office.
*All Storm Water Detention Agreement of record in Instrument No. 20021105-0135703 and Instrument No. 20021121-0144783, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-361

This is ____ **unimproved** __X___ **improved** property known as: **361 Harbor Village Drive, Nashville, TN 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 12th day of February, 2024.

Barbara Sampson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2024, before me personally appeared Barbara Sampson, 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 12th day of February, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204