Karen Johnson Davidson County
Batch# 1175031 DEEDWARR
08/28/2024 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240828-0066143

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2024.

Notary Public
MY COMMISSION EXPIRES: 6/29/27
File No. G24-21563

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC GARNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Martin Isom and Monica Isom (NAME)	Acopia, LLC (NAME)	014-00-0-046.14
7177 Bidwell Road (STREET ADDRESS)	306 Northcreek Boulevard, Suite 100 (STREET ADDRESS)	
Nashville, TN 37080 (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, **Ryan Webb, Administrator of The Estate of Tracey Von Tagen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin Isom and Monica Isom, 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 the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner and E. Medlin, Surveyors, April 12, 1963, as follows:

Beginning at a point in the westerly margin of Bidwell Road, North 2 deg. 30 min. East 1750 feet from the northwest corner of said road and Old Clarksville Pike; thence with the westerly margin of said road, North 2 deg. 30 min. East 150 feet; thence North 87 deg. 30 min. West 790.91 feet; thence South 2 deg. 29 min. West 150 feet; thence South 87 deg. 30 min. East 790.87 feet to the beginning, containing 2.72 acres, more or less.

Being the same property conveyed to Tracey Von Tagen by Deed dated September 11, 2019, recorded September 12, 2019, in Instrument Number 20190912-0092510, in the Register's Office of Davidson County, Tennessee. The said Tracey Von Tagen died intestate on May 6, 2024 leaving Ryan Webb as Administrator of her Estate. See Case No. 24P-1077 in the Seventh Circuit Court for Davidson County in the State of Tennessee at Nashville.

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

The 2023 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 7177 Bidwell Rd, Joelton, TN 37080.

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 26th day of August, 2024.

The Estate of Tracey Von Tagen

By: Administrator
Ryan Webb, Administrator

STATE OF Tennessee
COUNTY OF Davidson }

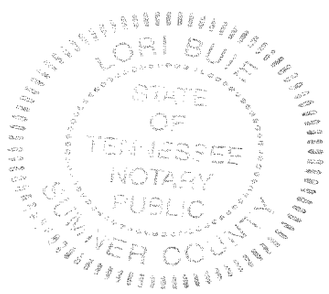
Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ryan Webb, Administrator of The Estate of Tracey Von Tagen, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Administrator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of August, 2024.

Lori Buie
Notary Signature
My commission expires: 6/29/27

PREPARED BY AND RETURN TO:

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



Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 08/26/2024 (date of document).

Affiant Signature

08/26/2024
Date

State of Tennessee
County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 26 day of August, 20 24.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202408280066143