WARRANTY DEED

Karen Johnson Davidson County
Batch# 1183819 DEEDWARR
09/20/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20240920-0072979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/28 (AFFIX SEAL)

File No.: RES-24-2541

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Wyatt and Kimberly Wyatt	Acopia, LLC	109 04 0A 079.00 CO
(NAME)	(NAME)	
2541 Janalyn Trace Nashville, TN 37076	306 Northcreek Boulevard Ste. 100 Goodlettsville, TN 37072	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **BRITTANI LEIGH GODBOUT, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JAMES WYATT AND KIMBERLY WYATT, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of First Revision, Final Plat, Cluster Lot Subdivision, Towering Oaks, Phase Two, of record in Instrument No. 20120927-0088095, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittani Leigh Godbout from SPH Property One LLC, a Delaware Limited Liability Company, by Special Warranty Deed dated December 9, 2019, recorded December 11, 2019, in Instrument No. 20191211-0127757, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2541 Janalyn Trace, Nashville, TN 37076
(House Number) (Street) (City or Town) (State) (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 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 16 day of September, 2024.

Brittani Leigh Godbout

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2024, before me personally appeared Brittani Leigh Godbout, 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 16th day of September, 2024.

Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Amanda Vaughn, do hereby 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 September 20th, 2024.

Amanda Vaughn
Affiant Signature

9.20.2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20th day of September, 2024.

Kim D. Wyatt
Notary's Signature

My Commission Expires: 6/24/27

Notary Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027