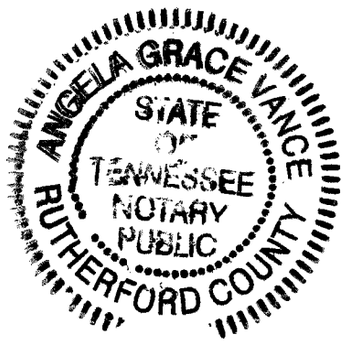
Karen Johnson Davidson County
Batch# 1353134 DEEDWARR
12/03/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20251203-0095826



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $259,900.00

Affiant

Subscribed and sworn to before me, this 20 day of November, 2025.

Notary Public
My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hayden Thomas Clark	**ACOPIA, LLC**	**10803002700**
1110 Cabana Dr	**306 Northcreek Blvd suite 201**	
Nashville, TN 37214	**Goodlettsville, TN 37072**	

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 HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 1110 Cabana Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayden Thomas Clark, unmarried

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, Tennessee, being Lot No. 72-A, Plan of Zone Lot Division of Patio Villa, Section 4, of record in Book 5200, Page 632, as amended in Book 6250, Page 831, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 1110 Cabana Dr Trust, by Warranty Deed from Gilbert L Smith, married, dated May 2, 2025, of record in Instrument No. 20250506-0035391, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Gilbert L Smith, unmarried, by Warranty Deed from Security Federal Savings and Loan Association of Nashville, dated November 27, 1989, of record in Book 8000, Page 592, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1110 Cabana Dr, 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 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 in 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. 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.

_____ Date: 11/21/25

The 1110 Cabana Dr Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Erin Dias, Trustee of The 1110 Cabana Dr Trust, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of November, 2025.

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

_____
NOTARY PUBLIC

My Commission Expires: 10/4/27

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/21/25 (date of document).

Jennifer Russell
Affiant Signature

12/2/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

