Karen Johnson Davidson County
Batch# 1370723 DEEDWARR
01/15/2026 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260115-0003892

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 15th day of January, 2026. Notary Public My commission expires: 5-9-26 (AFFIX SEAL)

TIPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **Albesa P. Acosta & Robert Acosta**	Send Tax Bills To: New Owners	Map-Parcel Numbers **160-15-0C-020.00co**
5601 Cloverland Drive #122		
Nashville, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Janet M. Keith Living Trust U/A/D July 29, 2008, as amended

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

Albesa P. Acosta and Robert Acosta, wife and husband

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 Unit No. 122 in Cloverland Hall, a Condominium, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, as recorded in Instrument No. 20021105-0135643, as amended in Instrument No. 20090714-0065770 and further amended in Instrument No. 20210727-0100859, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to The Janet M. Keith Living Trust U/A/D July 29, 2008, as amended by Warranty Deed dated February 02, 2023, from William Hoffman and Janet B. Hoffman, husband and wife, of record in Instrument No. 20230221-0012059, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20021101-0134432, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Sanitary Sewers and/or Storm Drainage Easement, of record in Book 7868, page 956, said Register's Office.**

3) **Easement to State of Tennessee, of record in Instrument No. 20210825-0114592, said Register's Office.**

4) **Master Deed and By-Laws of Cloverland Hall Condominiums, in Instrument No. 20021105-0135643, amendment to the By-Laws of record in Instrument No. 20090714-0065777 & Instrument No. 20210727-0100859, said Register's Office.**

5) **Storm Water Detention Agreement of record in Instrument No.20020925-0116817, said Register's Office.**

6) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 5601 Cloverland Drive, #122, Brentwood, TN 37027.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 15th day of January, 2026.

Janet M. Keith, Trustee

Janet M. Keith, Trustee of The Janet M. Keith Living Trust U/A/D July 29, 2008, as amendd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Janet M. Keith, Trustee of The Janet M. Keith Living Trust U/A/D July 29, 2008, as amended** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Franklin, Tennessee**, this **15th** day of **January, 2026.**

MBoyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 January 15, 2026.

Affiant Signature

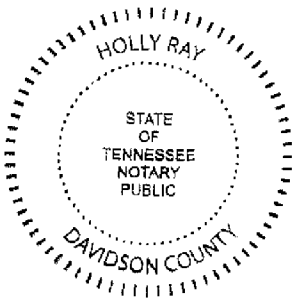
January 15, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of January, 2026.



Notary's Signature

My Commission Expires: 03/09/27