Karen Johnson Davidson County
Batch# 381723 DEEDWARR
04/03/2020 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20200403-0035951

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this 27th **day of March, 2020.**

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

02-2002-50812

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Gulizar B. Ali	Gulizar B. Ali	163-11-0-B-081.00 CO
305 Ash Forge Drive Antioch TN 37013	305 Ash Forge Drive Antioch. TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard D. LaCorte and Carol G. LaCorte, Co-Trustees of The LaCorte Family Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gulizar B. Ali,** _____, hereinafter called the Grantees, their successors 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 81, on the Plan of 2nd Revision, Section Four, Bell Forge Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 6040, Page 538; Book 6350, Page 858; Book 6651, Page 207; Book 7224, Page 209; Instrument No. 20061229-0160925, and Instrument No. 20190214-0014097, and as shown on plan of record in Book 6250, Page 201, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. LaCorte and Carol G. LaCorte, Co-Trustees of The LaCorte Family Trust by deed from Richard D. LaCorte and Carol G. LaCorte, dated April 3, 2015, recorded April 22, 2015, of record in Instrument No. 20150422-0036124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **305 Ash Forge Drive, Antioch, TN 37013.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 27 day of March, 2020.

Richard D. LaCorte, Co-Trustee
of The LaCorte Family Trust

Carol G. LaCorte, Co-Trustee of The
LaCorte Family Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard D. LaCorte and Carol G. LaCorte, Co-Trustees of The LaCorte Family Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of March, 2020.

Notary Public

My Commission expires:

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp 09/16/23 COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON