Karen Johnson Davidson County
Batch# 583308 DEEDWARR
03/03/2021 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20210303-0027398

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration of value, whichever is greater, for this transfer is $344,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Notary Public My commission expires: 8.20.2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jessica White	F & M Bank	160-16-0C-003.00
448 Old Towne Drive	50 Franklin St.	
Brentwood, TN 37027	Clarksville, TN 37040	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Julianne Williams, Trustee of The Marc LaGasse Trust, dated June 11, 2012

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jessica White, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 3 on the Plan of The Terraces at Brentwood Chase, a Revision of Old Towne at Brentwood Chase, of record in a Plat at Instrument No. 20001103-0109137 (erroneously shown as 20011103-0120286 in prior deeds), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Julianne Williams, Trustee of The Marc Lagasse Trust by Quitclaim Deed from Marc F. LaGasse of record as Instrument No. 20130103-0000885, Register's Office for Davidson County, Tennessee; corrected by a Quitclaim Deed of Correction of record as Instrument No. 20170427-0041571, said Register's Office.

This is improved property known as **448 Old Towne Dr., Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

SP 11/2015

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25 day of February, 2021.

The Marc LaGasse Trust, dated June 11, 2012

Julianne Williams, Trustee
Julianne Williams, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Julianne Williams, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Trustee of The Marc LaGasse Trust, dated June 11, 2012, and that as Trustee she is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of February, 2021.

Notary Public
My Commission Expires: 8.20.2023

LTC File No. 21-000010-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)