Karen Johnson Davidson County
Batch# 662179 DEEDWARR
06/22/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210622-0084203

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3837

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of June, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Courtney Allison Chase and Brandon James Chase 5014 Packard Drive Nashville, TN 37211	CrossCountry Mortgage, LLC, its successors and/or assigns as their respective interests may appear 6850 Miller Rd Brecksville, OH 44141	148-13-0-188.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Family Trust Services, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney Allison Chase and Brandon James Chase, 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 Lot No. 77 on the Plan of Fairlane Park of record in Plat Book 2331, Page 108, 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 Family Trust Services, LLC, a Tennessee limited liability company by Warranty deed from Joe P. Baine, unmarried of record in Instrument No. 20160610-0058992 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 10, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5014 Packard Drive, Nashville, TN 37211

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 so 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 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 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.

Dated this the 11th day of June, 2021.

Family Trust Services, LLC, a Tennessee Limited Liability Company

By: Scott Stephens, SOLE MEMBER
Scott Stephens, Sole Member

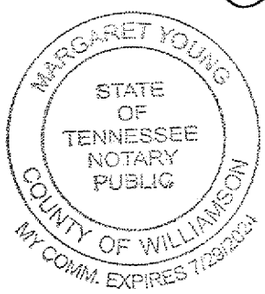
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Scott Stephens, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Signor of Family Trust Services, LLC the within named bargainor, a limited liability company, and that he as such Authorized Signor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Signor.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of June, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021