Karen Johnson Davidson County
Batch# 665197 DEEDWARR
06/25/2021 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $780.33
20210625-0086664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/20/25
(AFFIX SEAL)

DONNA L. TRENT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Casey A. Placchi, Jack Placchi, and Kathleen Placchi	New owner	Parcel ID: 064-12-0AA-940.00-CO
(NAME) 940 Old Fountain Court	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Everett Jonathan Barber**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Casey A. Placchi, an unmarried man, and Jack Placchi, Jr., and Kathleen Placchi, husband and wife**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 940, of Fox Run Condominiums, Section II, as of record in Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Everett Barber and wife, Ruby Barber, by Warranty Deed from Gail W. Griffin, and husband, Lloyd H. Griffin, dated January 28, 1994 and recorded February 3, 1994 in Book 9240, Page 41, Register's Office for Davidson County, Tennessee, AND;

FURTHER being the same property conveyed to Everett Jonathan Barber, by Quitclaim Deed from Ruby Barber, dated April 20, 2017 and recorded April 21, 2017 in Instrument Number 20170421-0039456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 940 Old Fountain Court, Hermitage, TN 37076

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 I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my 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.

Witness our hands this 24th day of June, 2021

Everett Jonathan Barber by Laurie Harris Attyin Fact

Everett Jonathan Barber

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

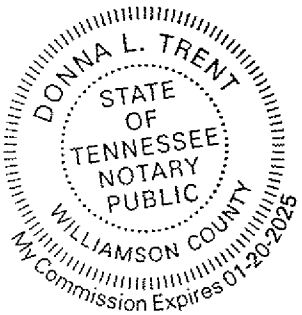
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Everett Jonathan Barber, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Everett Jonathan Barber, for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2021.

Donna L. Trent

Notary Public

My Commission Expires: 1/20/25



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.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021