Karen Johnson Davidson County
Batch# 669075 DEEDWARR
07/01/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210701-0089009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

CARL ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
01/06/2025
DAVIDSON COUNTY

02-NSH21-01945

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nensor Willie 4736 Billingsgate Rd Antioch, TN 37013	Austin Capital Bank, SSB 8100 Shoal Creek Blvd Austin, TX 78757	149-01-0-B-075.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Esther Vancol Laporte and Stevenson Laporte, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nensor Willie, an unmarried woman**, 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 Lot No. 264 (erroneously referenced as Unit No. 264), on the plan of Phase III, Piccadilly Square, as shown by plat of record in Book 6250, Pages 892, 893, and 894, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Esther Vancol Laporte and Stevenson Laporte, wife and husband by deed from Kimberly D. McKissack, unmarried, dated January 30, 2015, recorded February 5, 2015, of record in Instrument No. 20150205-0010865, of record in Instrument No. 20150205-0010865, in the 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: 4736 Billingsgate Rd, 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 28th day of June, 2021

Esther Vancol Laporte

Stevenson Laporte

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28th day of June, 2021, before me personally appeared Stevenson Laporte and Esther Vancol Laporte, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

SETH DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/05/25

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason

Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page

Notary Signature

My Commission Expires: 11/08/2022