Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
[illegible], TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 683980 **DEEDWARR**
07/27/2021 09:45:35 AM 2 pgs
Fees: $13.00 Taxes: $1,129.61

20210727-0100474

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,299.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2021

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Linda Ivette Ortiz-Gonzalez	New Owner	182 06 0A 087.00
(NAME) 7177 Legacy Dr	(NAME)	
(ADDRESS) Antioch, TN 37013	(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, WE, **Bradley D. White and Deidre White, Trustees of the Brad and Deidre White Living Trust dated May 22, 2006,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Linda Ivette Ortiz-Gonzalez, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 87, Section One Old Hickory Hills, of record in Instrument 20011023-0115382 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bradley White, by Warranty Deed from Greenvale Construction, LLC, of record in Instrument No. 20021009-0123215, in the Register's Office of Davidson County, Tennessee, dated October 07, 2002 and recorded on October 09, 2002. Further being the same property conveyed to Bradley D. White and Deidre White, Trustees of the Brad and Deidre White Living Trust dated May 22, 2006, by Warranty Deed from Bradley White, of record in Instrument No. 20060728-0091750, in the Register's Office of Davidson County, Tennessee, dated July 20, 2006 and recorded on July 28, 2006.

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 7177 Legacy Dr, 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 Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 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.

Witness our hands this 23rd day of July, 2021.

Brad and Deidre White Living Trust dated May 22, 2006

BY: _____
Bradley D. White, Trustee

BY: _____
Deidre White, Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Bradley D. White and Deidre White with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of The Brad snd Deidre White Living Trust dated May 22, 2006,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2021.

_____
Notary Public

PAUL MARTEL NEUHAUSEN
COMM #2333188
Notary Public - California
Los Angeles County
My Comm Expires Sep. 4, 2024

My Commission Expires: