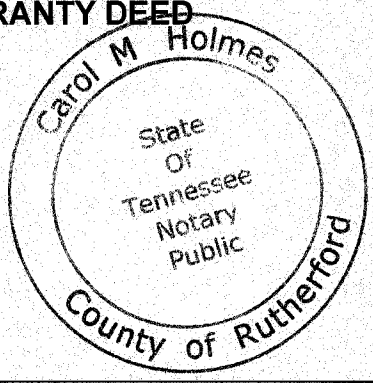
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2022

Carolon M Holmes
Notary Public

MY COMMISSION EXPIRES: 2/19/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
McDonald Long & Johnston Escrow, LLC, 1616 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Fry	Regions Bank dba Regions Mortgage	064-03-0B-014.00CO
(NAME)	(NAME)	
609 Ward Cir.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Hoover, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Jessica L. O'Neill, Co-Trustee of the Partizan Revocable Trust dated September 13, 2018,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Fry, unmarried man,** hereinafter called the GRANTEE, his 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. 305 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe of record in Plat Book 7900, Pages 170-172, in the Register's Office for Davidson County, Tennessee, to which hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Halpin, Trustee of the Partizan Revocable Trust, dated September 13, 2018 by Warranty Deed from Jessica L. O'Neill and husband, Robert J. O'Neill, dated 12/22/2020 and filed of record on 03/18/2021 in Instrument No. 20210318-0036086, in the Register's Office for Davidson County, Tennessee. The said Thomas Halpin having resigned as Trustee, with Jessica L. O'Neill serving as successor Co-Trustee. Jessica L. O'Neill being duly authorized to solely convey under the terms of the Trust under Article 8.5.1 of the Trust Agreement, and being authorized so to by unanimous consent of the other Co-Trustee as evidenced by the unrecorded certification executed by unanimous consent of the Co-Trustees dated 12/30/2021.

unimproved ☐

This is improved ☑ property, known as 609 Ward Cir., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his 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.

Karen Johnson Davidson County
Batch# 795615 DEEDWARR
01/26/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $6,049.50
20220126-0009408

Witness my hands this 12th day of January, 2022.

THE PARTIZAN REVOCABLE TRUST DATED SEPTEMBER 13, 2018

Jessica L. O'Neill

By: Jessica L. O'Neill, Co-Trustee

State of New York
County of Westchester

Personally appeared before me Jessica L. O'Neill, Co-Trustee of the Partizan Revocable Trust dated September 13, 2018, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12 day of January, 2022

Notary Public Shareeda Kayum
My Commission Expires: 10/23/22

File No.: 2110190

SHAREEDA KAYUM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KA6154557
Qualified in Westchester County
My Commission Expires October 23, 2022

Tennessee Certification of Electronic Document

I, Carol M Holmes do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/12/2022 (date of document).

Carol M Holmes
Affiant Signature

1/12/2022
Date

State of Alabama

County of Madison

Sworn to and subscribed before me this 12 day of January 2022

Alexis Esneault
Notary's Signature

MY COMMISSION EXPIRES: 12/7/24

NOTARY'S SEAL

