Karen Johnson Davidson County
Batch# 802426 DEEDWARR
02/09/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20220209-0014860

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $347,000.00.

Affiant

Subscribed and sworn before me this the 28th day of January, 2022.

Notary Public
My commission expires: 6-21-25

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan M. Trusty	Jonathan M. Trusty	181-14-0A 084.00
8238 Rossi Road	8238 Rossi Road	
Brentwood, TN 37027	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEONA DENISE WALTHORN, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JONATHAN M. TRUSTY AND STEPHANIE S. TRUSTY, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 229 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit "A" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for The Villas at Concord Place in Instrument 20060328-0035297, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leona Denise Walthorn, by deed dated 10/16/2020, from James Walthorn, of record in Instrument No. 20201026-0123642, Register's Office for said County.

Also being the same property conveyed to Leona Walthorn and James Walthorn, wife and husband, by deed dated 09/11/2011, from Lucille Marie Douras, unmarried, of record in Instrument No. 20110908-069670, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8238 Rossi Road, Brentwood, TN 37027.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 28th day of January, 2022.

Leona Denise Walthorn

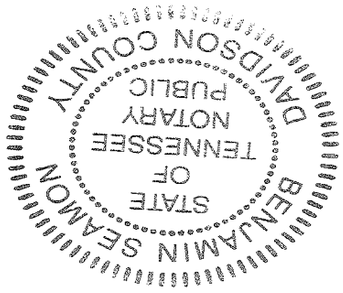
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Leona Denise Walthorn,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2022.

My commission expires: 9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Karla Littrell, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 1-28-2022 (date of document).

Affiant Signature

1-28-2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28th day of January, 2022

Notary Public

COMMISSION EXPIRES: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY