Karen Johnson Davidson County
Batch# 1010445 DEEDWARR
06/02/2023 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230602-0041745

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2023.

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brant McCollum and Maisey Peterson	Legacy Home Loans	180-04-0A-019.00-CO
(NAME)	(NAME)	
705 Sherbrooke Ct	1036 Stearman Dr Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	White House, TN 37188	
(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, **John Ott (also known as John William Ott) and Anita Ott, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brant McCollum, an unmarried man and Maisey Peterson, an unmarried woman, as joint tenants with the right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Section One, Highland Creek, of record in Book 9700, Pages 959 and 960, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Ott and Anita Ott, husband and wife from Cara H. Derrick, now known as Cara Hommrich by Warranty Deed dated July 2, 2013 and recorded on July 8, 2013 in Instrument No. 20130708-0070406, 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 705 Sherbrooke Ct, Nashville, TN 37211

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 we do covenant with the said Grantees 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 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 1st day of June, 2023.

John Ott by Anita June Ott, Attorney In Fact

John Ott by Anita June Ott, Attorney In Fact

Anita Ott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Anita June Ott, 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 John Ott, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of John Ott, for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2023.

Notary Public
My Commission Expires:

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-14-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State ~~John Ott and~~ Anita Ott, ~~husband and wife,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2023.

Notary Public
My Commission Expires:

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-14-2026

True Copy Certification

I, **Kaz Arbogast,** 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 this the 1 day of June, 2023.

Affiant Signature

Date 6.1.2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-26-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON