Karen Johnson Davidson County
Batch# 1025695 DEEDWARR
07/13/2023 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230713-0053557

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1585-MC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2023.

Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The 8338 Rossi Revocable Trust 9049 Water Tupelo Road Fort Myers, FL 33912	SWBC MORTGAGE CORP 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	181 11 0C 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jessica A. Williamson, a single woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **The 8338 Rossi Revocable Trust,** hereinafter called the Grantee(s), his/her/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 Unit 264 on the plan of The Villas at Concord Place, Phase 5 (fka Concord Place 2, Phase 1) as shown in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050922-0114218; Supplemental Declaration in Instrument No. 20060328-0035297; Instrument No. 20060501-0049958; Instrument No. 20071129-0138690 and Scrivener's Affidavit record in Instrument No. 20071213-0143550; Instrument No. 20080226-0018882 as amended in Instrument No. 20061228-0160255 and Correction recorded in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jessica A. Williamson, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20091120-0106924, in the Register's Office of Davidson County, Tennessee, dated November 13, 2009 and recorded on November 20, 2009.

This is ☒ improved or ☐ unimproved property located at: **8338 Rossi Road, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of July, 2023

GRANTOR:

Jessica A Williamson

Jessica A. Williamson

STATE OF Alabama
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jessica A.Williamson,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5 day of July, 2023.

Dylan Messimer

Notary Public
My Commission expires: 3/27/2026

DYLAN MESSIMER
Notary Public, Alabama State at Large
My Commission Expires 3/27/2026

202307130053557

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 July 12, 2023 (date of document).

Affiant Signature

July 12, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023