Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2959

STATE OF ~~TENNESSEE~~ Colorado (JW)
COUNTY OF ~~Williamson~~ Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,800 00

Casey A. Placchi, Jack Placchi Jr, Kathleen Placchi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~22nd~~ 21st (JW) day of August, 2023

JIMEZ D WILLIAMS JR.
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224044133
MY COMMISSION EXPIRES NOVEMBER 18, 2026

Notary Public

Commission Expires: 11-18-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shannon Gold Henry 940 Old Fountain Court Hermitage, TN 37076	OneTrust International 273 Ponce de Leon Ave #1500 San Juan, PR 00917	064-12-0A-940.00-CO

Karen Johnson Davidson County
Batch# 1043077 DEEDWARR
08/28/2023 08 56 00 AM 2 pgs
Fees $13 00 Taxes $1,013 06

20230828-0066879

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Casey A. Placchi, an unmarried man and Jack Placchi, Jr. and Kathleen Placchi, husband and wife
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Shannon Gold Henry , a single woman
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 a certain condominium apartment in Davidson County, Tennessee being Unit No. 940 of Fox Run Condominiums, Section II, as of record in Book 5200, Page 148 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Casey A. Placchi, an unmarried man and Jack Placchi, Jr. and Kathleen Placchi, husband and wife by Warranty deed from Everett Jonathan Barber, by Laurie Harris, Atty-in-Fact, by virtue of Power of Attorney recorded in Instrument No. 20210625-0086663, Register's Office for Davidson County, Tennessee;

said Warranty deed of record in Instrument No. 20210625-0086664 in the said Register's Office, dated June 24, 2021 and recorded on June 25, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 940 Old Fountain Court, Hermitage, TN 37076

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 so 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.

Dated this the 21st day of August, 2023.

Casey A. Placchi

Jack Placchi, Jr.

Kathleen Placchi

STATE OF COLORADO
COUNTY OF Jefferson

On this 21st day of August, 2023, before me personally appeared Casey A Placchi, Jack Placchi, Jr. and Kathleen Placchi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2023.

Notary Signature
My commission expires: 11-18-2026

JIMEZ D WILLIAMS JR.
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224044133
MY COMMISSION EXPIRES NOVEMBER 18, 2026