Karen Johnson Davidson County
Batch# 1051313 DEEDWARR
09/19/2023 08:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073259

WARRANTY DEED

This Instrument was prepared by:
Jeremiah P. O'Brien
LaValley, LaValley, Todak & Schaefer Co.
5800 Monroe St., Bldg. F, Sylvania, Ohio 43560

Address new owners as follows:
Jessica S. Linthicum
304 Swynford Court
Brentwood, TN 37027

Map Parcel Number: 172-13-0A-003.00-C

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, **JESSICA SHAE BEATTIE aka JESSICA S. LINTHICUM**, single, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **JESSICA S. LINTHICUM, TRUSTEE OF THE JESSICA S. LINTHICUM TRUST**, or successor, in which the trust is revocable, hereinafter called the GRANTEE, her heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 3 on the Plan of Revision to Lot 3 & Open Space, Section One and Lots 4 through 10, Section Two, Williams Grove of record in Book 11700, Page 22 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JESSICA SHAE BEATTIE, single, by deed from SALAH A. MOHSIN, single, dated April 29, 2015 and recorded on May 4, 2015 at Instrument No. 20150504-0039897, Register's Office, Dickson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Property known as: 304 Swynford Court, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 11 day of September, 2023.

Jessica Shae Beattie aka Jessica S. Linthicum

STATE OF TENNESSEE
COUNTY OF Williamson

On this, the 11 day of September, 2023, before me Peri Hussein, the undersigned officer, personally appeared Jessica Shae Beattie aka Jessica S. Linthicum, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that Jessica Shae Beattie aka Jessica S. Linthicum executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

PERI HUSSEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 25, 2024

Notary Public
My commission expires: 03/25/2024

Return to:
Jeremiah P. O'Brien
LaValley, LaValley, Todak & Schaefer Co.
5800 Monroe St., Bldg. F, Sylvania, Ohio 43560

Send tax bills to:
Jessica A. Linthicum
304 Swynford Court
Brentwood, TN 37027

Certificate of Authenticity

I, Jeremiah P. O'Brien, 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 September 11, 2023.

Jeremiah P. O'Brien
Title: Attorney

STATE OF OHIO

COUNTY OF LUCAS

Sworn to and subscribed before me on September 11, 2023



KALEY R. BEARD
Notary Public, State of Ohio
My Commission Expires:
02/08/2026

Kaley R. Beard, Notary Public
My Commission Expires: 02/08/2026