Karen Johnson Davidson County
Batch# 1069346 DEEDWARR
11/07/2023 02:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,086.32
20231107-0087129

WARRANTY DEED

MAIL RECORDED DEED TO:

BURT LEVITCH
LEVITCH STANLEY LLP
10940 WILSHIRE BOULEVARD, SUITE 1220
LOS ANGELES, CA 90024-3936

OWNER (SEND TAX BILLS TO):

ANDREA PERRETTE ODOM
216 BELLE CHASSE COURT
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, L. PAULINE PERRETT, an unmarried woman (herein, "Grantor"), whose address is c/o Burt Levitch, 10940 Wilshire Boulevard, Suite 1220, Los Angeles, CA 90024-3936, hereby sells, transfers and conveys to ANDREA PERRETTE ODOM, a married woman (herein, "Grantee"), whose address is 216 Belle Chasse Court, Nashville, TN 37221, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 216 Belle Chasse Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

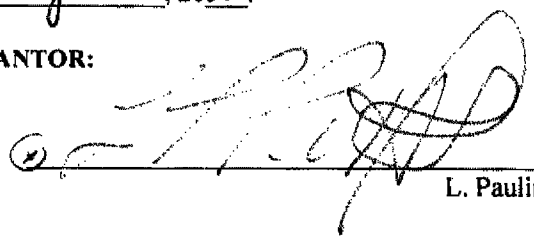
AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 155-030-A-005.00CO

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 30th day of June, 2023

GRANTOR:



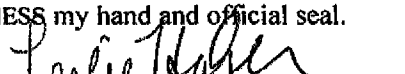
L. Pauline Perrett

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

On June 30, 2023, before me, Leslie Haber, Notary Public, personally appeared **L. Pauline Perrett**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

My Commission Expires: 2/18/2026



OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $293,600.00.

Grantee:

Grantee signature: Andrea Perrette Odom
Andrea Perrette Odom

Subscribed and sworn to under oath before me, this 28 day of September 2023 by Andrea Perrette Odom.

[Affix Notary Seal]

Mary Steinkamp
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Mary Steinkamp
Commission Expires
May 3, 2027

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Rolling River Estates, Section 1, of record in Book 4860, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20040819-0100404 on August 19, 2004.

PIN NO: 155-030-A-005.00CO

STREET ADDRESS: 216 Belle Chasse Court, Nashville, TN 37221

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Shelley Bryant, 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 06/30/2023.

Date

Shelley Bryant

Affiant Signature

06/30/2023

Date

State of FL

County of Hillsborough

Sworn to and subscribed before me this 30th day of June, 2023.

Angela N. Guiler

Notary's Signature

My Commission Expires: Sept. 20, 2025

Date

Notary's Seal (if on paper)

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025