Karen Johnson Davidson County
Batch# 1115998 DEEDWARR
03/27/2024 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240327-0021401

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on 03/22/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Jackson Bolton 448 Old Towne Drive Brentwood, TN 37027	NEW OWNER	160 16 0C 003.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jessica White, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William Jackson Bolton and William Larry Bolton, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of The Terraces at Brentwood Chase, a Revision of Old Towne at Brentwood Chase, of record in Instrument No. 20011103-0120286 (erroneously shown as 20001103-0109137 in prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.
>
> BEING the same property conveyed to Jessica White, an unmarried woman by Warranty Deed from Julianne Williams, Trustee of the Marc F. LaGasse Trust dated June 11, 2012, of record in Instrument No. 20210303-0027398, Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded March 3, 2021.

This is improved property known as 448 Old Towne Drive, Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 my hand this 03/ 18 /24.

Jessica White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/ 18 /24, before me personally appeared Jessica White, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 03/ 18 /24.

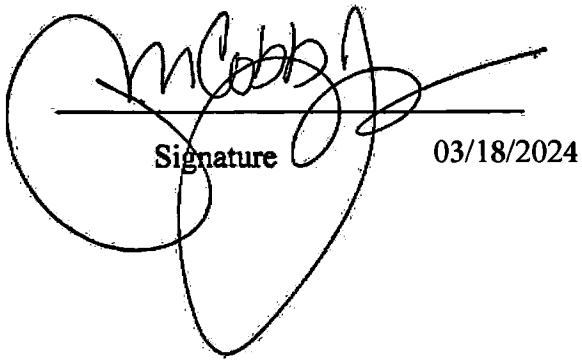
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRIANNA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **March 18, 2024.**



Signature 03/18/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 18th day of March, 2024.



Notary's Signature

My Commission Expires: 9-8-2025

