Karen Johnson Davidson County
Batch# 1165561 DEEDWARR
08/02/2024 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20240802-0058629

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38263-06-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2024. Notary Public My Commission Expires:

EILEEN T. OPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Clay Smith 106 LaSalle Ct Nashville, TN 37205	**Send Tax Bills To:** ~~Same~~ 106 LaSalle Ct. Nashville TN 37205	**Tax Information:** Map and Parcel No.: 13002001800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LaSalle Court, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Smith, a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 104 LaSalle Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 31st day of July, 2024.

LaSalle Court, LLC, a Tennessee limited liability company

BY: Jeannette J. Whitson sole member
Jeanette J. Whitson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, aforesaid, Jeannette J. Whitson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Sole Member of LaSalle Court, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 40 and 41 of Block "4" on the Plan of The Courts of Belle Meade as of record in Plat Book 547, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth R. James by Warranty Deed dated May 1, 2003 from John W. McDougall, Trustee of the Wentworth Caldwell Living Trust u/a July 19, 1995 as amended and restated on October 7, 2002, recorded on May 16, 2003 at 03:55 p.m. appearing as Instrument No. 20030516-0067413, Register's Office, Davidson County, Tennessee. Said Elizabeth R. James having since died September 30, 2015, title of said property having vested in Alton Everette James, III and Jeannette J. Whitson, upon the filing of Disclaimers by A. Everette James, Jr. and Jeannette Cross Smith, of their interests in the Estate of Elizabeth R. James, of record in Instrument Nos. 20151103-0111683 and 20151103-0111690, respectively. Said Alton Everette James, III having since conveyed his one-half interest in the property to Jeanette J. Whitson, by deed of record in Instrument No. 20170413-0036098, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 22, 2017 of record in Instrument No. 20170825-0087656, Register's Office for Davidson County, Tennessee, Jeannette J. Whitson conveyed subject property to LaSalle Court, LLC, a Tennessee limited liability company.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of The Courts of Belle Meade of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 07/31/2024 (date of document).

Affiant Signature

07/31/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07/07/2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE