This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $202,625.00.

Affiant

Subscribed and sworn before me this the 12 day of December, 2024.

Notary Public
My commission expires: 3·20·28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1217148 DEEDWARR
12/17/2024 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $749.71
20241217-0097779

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Laatsch 5515 Country Dr #35 Nashville, TN 37211	Rocket Mortgage 1050 Woodward Ave. Detroit, MI 48226-1906	162-05-0C 035.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HEATHER CEASE F/K/A HEATHER LYNN EASLING, AND JONATHAN CEASE A MARRIED COUPLE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **THOMAS LAATSCH**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Town House No. 35, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, Page 27, Register's Office for said County, to which plan reference is here made.

Being the same property conveyed to Heather Lynn Easling, by deed dated 11/15/2017, from U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, of record in Instrument No. 20180108-0002352, Register's Office for said County.

Jonathan Cease to join in this conveyance to convey any and all marital interest that he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5515 Country Dr #35, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JKC

Witness my hand this the 6th day of December, 2024.

Jonathan Cease

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Cease, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2024.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Heather Cease

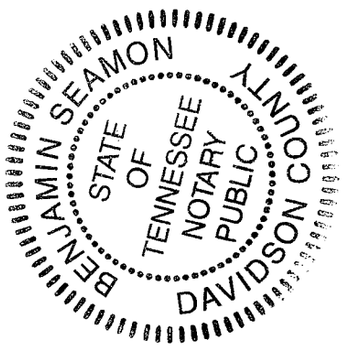
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather Cease f/k/a Heather Lynn Easling, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2024.

My commission expires:
9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/12/24.

Affiant Signature

12/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of Dec, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY