This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1284384 DEEDWARR
06/13/2025 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $2,379.10
20250613-0046327

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $643,000.00

Affiant Signature

Subscribed and sworn to before me on this the 27 Day of MAY, 2025

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Amanda LaPointe and Brenna Atkins
1C Belle Forrest Ave
Nashville TN 37206

SEND TAX BILLS TO:
Amanda LaPointe and Brenna Atkins
1C Belle Forrest Ave
Nashville TN 37206
MAP AND PARCEL NUMBER: 072144G00200CO

WARRANTY DEED
25NT00578

Effective the 27 Day of May, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jessica Fitch Hawley, married woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Amanda LaPointe and Brenna Atkins

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C on the Plan of 1 Belle Forest, a Horizontal Property Regime (with Private Elements), as Exhibit "B", to and established by Master Deed and Bylaws of record in Plat Instrument No. 20150812-0080694, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Anne Fitch, unmarried from Jessica Anne Fitch, unmarried and Charles Patrick Fitch, married, by Quitclaim Deed dated 09/16/2020 and recorded 09/22/2020 in Instrument No. 20200922-0108645, Register's Office of said County. Jessica Anne Fitch has since married. Oath is hereby made that Jessica Anne Fitch and Jessica Fitch Hawley are one and the same individual. Zachary Hawley is joining in this conveyance to convey any interest he may have in subject property, whether marital or otherwise.

Being the same property conveyed to Jessica Anne Fitch and Charles Patrick Fitch, wife and husband by Warranty Deed from Harrington Homes, LLC, a Tennessee Limited Liability

Company of record in Instrument No. 20161115-0120341 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 15, 2016. Note: Vesting correction in scrivener's affidavit Instrument No. 20200904-0101359 correcting vesting to "Jessica Anne Fitch, unmarried and Charles Patrick Fitch, married".

This is an improved property commonly known as: 1C Belle Forrest Ave, Nashville, TN 37206-2261

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 and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27 day of May, 2025

Jessica Fitch Hawley
Jessica Fitch Hawley

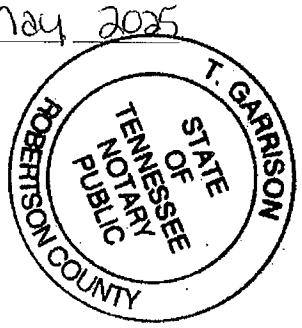
Zachary Hawley
Zachary Hawley

State of TN
County of Montgomery

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Jessica Fitch Hawley and Zachary Hawley,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of May 2025

T. Garrison
Notary Public
My Commission expires: 3-3-26



75N100574

NAME AFFIDAVIT

Before me, the undersigned authority, this day personally appeared Jessica Fitch Hawley ("Affiant") who being by me first duly sworn, affirmed as follows:

Affiant is one and the same person as: Jessica Anne Fitch

Jessica Fitch Hawley
(SIGNATURE)
Jessica Fitch Hawley
(PRINT NAME OF AFFIANT)

STATE OF TN

COUNTY OF Montgomery

(Printed name of Notary)

Sworn to and subscribed before me this 27 day of May, 2025, by Jessica Fitch Hawley, who was personally known to me or who presented driver license as identification.

TGarrison
(Signature of Notary)

Commission No.
Commission Expiration: 3-3-26

T Garrison

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-27-25 (date of document).

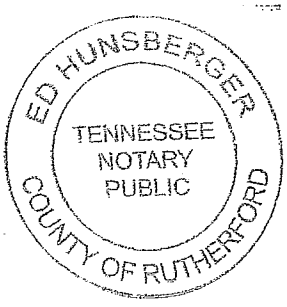
Affiant Signature

6/9/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 of JUNE, 2025.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26