WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this the 17 day of June, 2025. Notary Public My commission expires: 11/19/28 (AFFIX SEAL)

Karen Johnson
Batch # 1285571
06/18/2025 09 42 09 AM
Fees $18 00 Taxes $795 50
Davidson County
DEEDWARR
3 pgs
20250618-0047913

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marti R. Rhea	Old National Bank	133-11-0A-043-00CO
3500 Geneva Circle	One Main Street	
Nashville, TN 37209	Evansville, IN 47708	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Trust of Jessica LaVoise a/k/a Trust of Jessica LaVoise U/A/D April 19, 2022, Jessica LaVoise, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marti R. Rhea, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land in Davidson County, Tennessee, being Unit G-3 of Canterbury Hall Condominium Apartments, as established under Master Deed of record in Book 5440, page 255, as amended in Book 5441, page 819, and as shown on plat of record in Plat Book 5200, page 159, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for more particular description of said unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Trust of Jessica LaVoise by Warranty Deed dated April 3, 2023, from Jesse Keller and Alta Keller, husband and wife, of record in Instrument No. 20230403-0024093, Register's Office for Davidson County, Tennessee.

For further reference Jessica LaVoise is the Trustee of the Trust of Jessica LaVoise, under agreement dated April 19, 2002.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable Map and Parcel 133-11-0A-043-00CO

1. The Plan of record in Plat Book 5200, page 159, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. All matter as shown on the boundary Plat of record in Plat Book 3842, page 235, said Register's Office.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4308, page 647, said Register's Office.

4. Deed of Conveyance by the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 4337, page 544, said Register's Office.

5 Grant of Easement by and between Comcast of Nashville I, LLC, and Canterbury Hall, of record in Instrument No. 20090615-0055140, Instrument No. 20140924-0087652 and Instrument No. 20190118-0005331, said Register's Office.

6 Master Deed for Canterbury Hall Condominium of record in Book 5440, page 255, By-Laws appended thereto of record in Book 5440, page 298, Master Deed amended in Book 5441, page 819, By-Laws amended in Book 5865, page 101, said Register's Office.

7. Lease Agreement by and between Canterbury Hall, landlord and Coin Laundries, Inc., of record in Book 5245, page 657, said Register's Office.

8 Charter of Canterbury Hall Homeowners' Association of record in Book 5446, page 153, said Register's Office.

This is improved property known as: 500 Paragon Mills Road, Apt G3, 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 GRANTEE(S) that I/we am/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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this 17th day of June, 2025.

Trust of Jessica LaVoise

By: Jessica LaVoise, Trustee
Jessica LaVoise, Trustee

Jessica LaVoise, Trustee of Trust of Jessica LaVoise U/A/D April 19, 2022
Jessica LaVoise, Trustee of the Trust of Jessica LaVoise U/A/D April 19, 2022

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Jessica LaVoise, Trustee of the Trust of Jessica LaVoise U/A/D April 19, 2022 the within named bargainor(s), 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.

Notarized online using audio-video communication

Witness my hand and official seal at Murfreesboro, Tennessee, this 17th day of June, 2025

Matt Deckard
Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

STATE OF TENNESSEE
COUNTY OF Rutherford

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica LaVoise with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Trustee of the Trust of Jessica LaVoise U/A/D April 19, 2022, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal at Murfreesboro, Tennessee, this 17th day of June, 2025

Notarized online using audio-video communication

Matt Deckard
Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16 2027

I, Natalie A McKee, 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 June 17, 2025.

Date: June 17, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this June 17, 2025, 2025.

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires. 7/17/2027