STEVEN MONCREIFF
Notary Public - State of Florida
Commission # HH 335365
My Comm. Expires Dec 17, 2026

STATE OF ~~TENNESSEE~~ Florida L.C.
COUNTY OF ~~WILSON~~ Okeechobee L.C.
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $425,000.00.
Linda M. Casey a/k/a Linda M. Parker TRUSTEE
31st AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~1st day of~~ L.C.
~~August~~, 2025.
NOTARY PUBLIC
My commission expires: DEC 17 2026

Jack E. Vollmer L.C.

Karen Johnson Davidson County
Batch# 1306950 DEEDWARR
08/08/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250808-0063164

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Thomas X. Brown and Tess L. Brown, and Thomas M. Peters and Lisa D. Peters | United Wholesale Mortgage | 097-08-0-011.00 |
| (NAME) | (NAME) | |
| 4001 Lake Parkway | 585 South Boulevard E. | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Pontiac, MI 48341 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Vollmer Family Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Thomas X. Brown and Tess L. Brown, husband and wife and Thomas M. Peters , a married man and Lisa D. Peter, a married woman, as Joint Tenants with Full Rights of Survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Section One, Lake Park, of record in Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACK E. VOLLMER by deed from LINUS W. LEPPINK, JR. AND WIFE, LINDA R. LEPPINK, of record in Book 6154, page 218, dated October 5, 1983, said Register's Office.

JACK E. VOLLMER conveyed said property to JACK E. VOLLMER AND WIFE, PAULINE F. VOLLMER, by Quitclaim Deed of record in Book 8449, page 120, dated September 24, 1991, said Register's Office.

JACK E. VOLLMER AND WIFE, PAULINE F. VOLLMER, conveyed said property to JACK E. VOLLMER AND PAULINE F. VOLLMER, TRUSTEES OF THE VOLLMER FAMILY RECOVABLE LIVING TRUST, by Quitclaim Deed of record in Book 11681, page 895, dated September 29, 1999, said Register's Office.

Pauline F. Vollmer, also known as Pauline Frances Vollmer, having since died on or about March 31, 2021, leaving Jack E. Vollmer as the surviving Trustee.

Jack E. Vollmer having since died on or about June 2, 2025, leaving Linda M. Casey and Mark S. Vollmer as the Successor Co-Trustees.

This property is __unimproved X improved property known as: 4001 Lake Parkway, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this ~~1st day of August~~ 31 day of July L.C., 2025.

The Vollmer Family Trust

BY: Linda M. Casey a/k/a Linda M Baker TRUSTEE
Linda M. Casey a/k/a Linda M. Baker, Trustee

STATE OF Florida

COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda M. Casey a/k/a Linda M. Baker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of The Vollmer Family Trust and any amendments thereto, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2025.

Notary Public
My Commission Expires: Steven Moncreiff

DEC 17 2026

STEVEN MONCREIFF
Notary Public - State of Florida
Commission # HH 335365
My Comm. Expires Dec 17, 2026

**Tennessee Certification of Electronic Document**

I, Alex Shaver, 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 7.31-25 (date of document).

Alex Shaver
Affiant Signature

8-8-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 8 day of August, 2025.




Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25