Karen Johnson Davidson County
Batch# 1321544 DEEDWARR
09/12/2025 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250912-0073053

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250851803** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2025. Notary Public My Commission Expires: 7/2/2029

WARRANTY DEED

Address New Owner: Jake M. LaGasse and Brooke M. Porten 2632 Pennington Ave, Unit A Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 11 3C 002.00

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, **Logan Snell and Alyseea Gillespie being also known as Alyseea Gillespie, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jake M. LaGasse , an unmarried man, and Brooke M. Porten, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, on the Plan of 2632 PENNINGTON AVENUE ESTATES, a Horizontal Property Regime with Private Elements as set forth in Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for 2632 Pennington Avenue Estates, of record in Instrument 20160719-0074079, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Logan Snell and Alyseea Gillispie, Husband and Wife, by Warranty Deed from Katherine Nicole Souza, a Single Woman, of record in Instrument No. 20240404-0023837, in the Register's Office of Davidson County, Tennessee, dated April 01, 2024, and recorded on April 04, 2024.

Alyseea Gillispie and Alyseea Gillespie being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE FOREST SUBDIVISION, as recorded in Plat Book 547, Page(s) 33.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S. W. EASTES SUBDIVISION, as recorded in Plat Book 1424, Page(s) 44.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160719-0074079.

This is improved property located at 2632 Pennington Ave, Unit A Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8 day of September, 2025.

Logan Snell

Alyseea Gillespie

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ LORAIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Logan Snell and Alyseea Gillespie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of September, 2025.

Notary Public
My Commission Expires: 5-28-28

RICHARD F BONNER
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires
May 28, 2028

Certificate of Authenticity

I, Russell J. McCann, 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

9/12/25.

Date

Affiant Signature

September 12th, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of September, 2025

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____ Date

Notary's Seal (if on paper)

M&H File #: **25-395**