Karen Johnson Davidson County
Batch# 573937 DEEDWARR
02/12/2021 11:58:04 AM 2 pgs
Fees: $13.00 Taxes: $2,191.88
20210212-0020329

	STATE OF TENNESSEE **COUNTY OF ~~WILLIAMSON~~ DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is *$592,400.00* Affiant Subscribed and sworn to before me, this 5th day of February, 2021. Notary Public My commission expires: 2/9/24
(Notary Stamp)	DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.09.2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brady Legens and Brynne Legens	**New Owner**	**104-07-0-103.00**
2810 Belcourt Avenue		
Nashville, TN 37212		

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

Christopher Michael Cox, Executor of the Estate of Barbara Ann Shannon Cox and Christopher Michael Cox and Elizabeth Shannon McMackin, individually

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

Brady Steven Legens and Brynne Legens, husband and wife

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 Lot No. 15 of Block 2 on the Plan of Fairfax Place of record in Book 547, Pages 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 60 feet on the north side of Belcourt Avenue and runs back between parallel lines 158.38 feet to a dead line in the rear.

Being the same property conveyed to Stephen D. Cox and wife, Barbara S. Cox, by Warranty Deed, from J. Herman Head, Jr., Lida H. Durard, now Mackey, and Mamie H. Gray, dated June 1, 1973, of record in Book 4716, Page 5, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Barbara S. Cox, by Quitclaim Deed, from Stephen Douglas Cox, pursuant to divorce, dated March 24, 2011, of record in Instrument No. 20110405-0026302, Register's Office for Davidson County, Tennessee. Barbara Ann Shannon Cox died on March 24, 2020; said property now vested in her Executor, Christopher Michael Cox, pursuant to Will. Probate Docket #20P602, Circuit Court of Davidson County, Probate Division. The said Barbara S. Cox is one and the same as Barbara S. Cox is one and the same as Barbara Ann Shannon Cox.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2810 Belcourt Avenue, Nashville, TN 37212.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 258-VBS 21-2810

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 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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) effective the 5th day of February, 2021.

Estate of Barbara Ann Shannon Cox

Executor

Christopher Michael Cox, Executor

Christopher Michael Cox, Individually

Elizabeth Shannon McMackin, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Michael Cox, Executor of the Estate of Barbara Ann Shannon Cox, Probate Case No. 20P602, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this _____ day of February, 2021.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Christopher Michael Cox and Elizabeth Shannon McMackin** with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of February, 2021.

Notary Signature
My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 20-862
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027