Name and Address of New Owner:
Jacky Dang, Loc Vo, and Luu Nguyen
516 Wheatfield Way
Nashville TN 37209
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 602313 DEEDWARR
03/29/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210329-0040829

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 091-10-0-166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patricia Ann Ledwell, Johnny Aaron Ledwell, and Jason Lynn Ledwell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacky Dang, a Fifty Percent (50%) undivided interest and Loc Vo and Luu Nguyen, a married couple, a Fifty Percent (50%) undivided interest as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the plan of B.F. Cockrill Farm, as shown on plat of record in Book 11001, Page 129, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning in the center of Leslie Street at a point 200 feet East of the easterly margin of Snyder Avenue; thence with the center of said street, eastwardly 50 feet; thence South 20-1/4 degrees West 165 feet to the northerly margin of an alley; thence with the said alley, westwardly 50 feet; thence North 20-1/4 degrees East 165 feet to the point of beginning.

Being the same property conveyed to John Max Ledwell and Patricia Ann Ledwell by Quitclaim Deed from Elizabeth V. Pritchett dated October 3, 2013 and recorded October 3, 2013 of record in Instrument No. 20131003-0103834 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John M. Ledwell and wife, Patricia A. Ledwell by Warranty Deed from Ronald Claude Talley and wife, Patsy Kay Talley dated June 29, 1998 and recorded July 1, 1998 of record in Book 11001, Page 127 in the Register's Office for Davidson County, Tennessee. John Max Ledwell died intestate on 11/28/2018 leaving Johnny Aaron Ledwell, Jason Lynn Ledwell and Christopher John Ledwell as his heirs at law. Affidavit of Heirship of record in Instrument No. 202103290040828 in the Register's Office for Davidson County, Tennessee. A probate was opened in Davidson County Circuit Court, Probate Division, under Docket No. 20P1454. Christopher John Ledwell conveyed his interest to Patricia A. Ledwell by Quitclaim Deed dated 9/15/2020 and filed of record in Instrument No. 20200717-0106824, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5701 Leslie Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of December, 2020.

_____(SEAL)
Patricia Ann Ledwell

_____(SEAL)
Johnny Aaron Ledwell

_____(SEAL)
Jason Lynn Ledwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2020, before me personally appeared Patricia Ann Ledwell, Johnny Aaron Ledwell and Jason Lynn Ledwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of December, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

_____
Notary Public
My commission expires:_____
File No. 20-1245

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
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