Karen Johnson Davidson County
Batch# 624745 DEEDWARR
04/28/2021 03:05:09 PM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20210428-0056971

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210434407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $273,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2021

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021

Notary Public
My Commission Expires: 10.17.21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Southern Legacy Homes, LLC 1818 Joy Circle Nashville TN 37207	New Owner	Tax Parcel ID No. 071 12 0 126.00

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, **Diane LaShia Carter-Ransom f/k/a Diane Carter, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Southern Legacy Homes, LLC.**, a Tennessee Limited Liability Company ("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 Lot No. 5 on the plan of Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Diane Carter, by Warranty Deed from Robertson Rentals, LLC of record in Instrument No. 20060614-0070739, in the Register's Office of Davidson County, Tennessee, dated April 28, 2006 and recorded on June 14, 2006.

Lajuan Ransom joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Diane LaShia Carter-Ransom f/k/a Diane Carter.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
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 Victory Heights Subdivision, as recorded in Plat Book 1130, Page(s) 97.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1357, Page 677.

This is improved property located at 715 Chickasaw Avenue Nashville TN 37207

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.

Return to:
Judy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-LPP-21-715

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 27th day of April, 2021.

Diane LaShia Carter-Ransom

Lajuan Ransom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diane LaShia Carter-Ransom and Lajuan Ransom with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024