WARRANTY DEED

Karen Johnson Davidson County
Batch# 634938 DEEDWARR
05/13/2021 07:50:30 AM 4 pgs
Fees: $23.00 Taxes: $3,259.70
20210513-0064383

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $881,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/25/23
(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040760

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Legacy Homes of TN, LLC	New Owner	
(NAME)	(NAME)	
6113 Pinehurst Drive		158-03-0-057.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED EIGHTY-ONE THOUSAND AND NO/100 DOLLARS ($881,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT E. TORBERT, JR. AND NAN TORBERT DODD AND MARK SHAW TORBERT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEGACY HOMES OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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. 489 on the Plan of Hillsboro Park, Section VIII, of record in Plat Book 2663, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert M. Pautienus III, Trustee by Quitclaim Deed from Robert E. Torbert and wife, Charlene S. Torbert of record in Instrument No. 20190314-0023335, Register's Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on March 14, 2019 and within the same deed the said Robert M. Pautienus III, Trustee conveyed his interest in the subject property to Robert E. Torbert and wife, Charlene S. Torbert, as tenants by the entirety.

Charlene S. Torbert having since died on April 12, 2019 leaving the property vested to Robert E. Torbert as the surviving tenant by the entirety. Robert E. Torbert also having since died on January 10, 2021 devising the said property to Nan Torbert Dodd, Robert E. Torbert, Jr., and Mark Shaw Torbert pursuant to the last will and testament in Docket No. 21P492, in the Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 6113 Pinehurst Drive, Nashville, TN 37215

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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) this the 5th day of May, 2021

Robert E. Torbert, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Robert E. Torbert, Jr., the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2021.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON

Nan Torbert Dodd by Robert E. Torbert Jr. as attorney in fact
Nan Torbert Dodd, by Robert E. Torbert, Jr.
as Attorney-in-fact

Mark Shaw Torbert by Robert E. Torbert, Jr. as attorney in fact
Mark Shaw Torbert, by Robert E. Torbert, Jr.
as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of May, 2021, before me personally appeared Robert E. Torbert, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nan Torbert Dodd, and Mark Shaw Torbert and who acknowledged he executed the same as the free act and deed of the said Nan Torbert Dodd, and Mark Shaw Torbert.

Witness my hand and official seal, this the 5th day of May, 2021.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

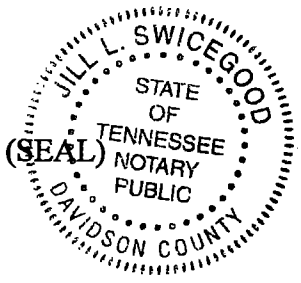
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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