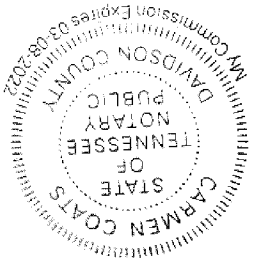
Karen Johnson Davidson County
Batch# 637069 DEEDWARR
05/17/2021 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,853.89
20210517-0065824

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $501,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12TH DAY OF MAY, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noel Pipkin and Lyndzay R. Pipkin	Legacy Home Loans, LLC	
(NAME) 4007 Burrus Street	(NAME) 4004 Hillsboro Pike Ste. 216B	061-11-0-050.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ANDREW CRAIG LEUTHOLD AND NICOLE L. LEUTHOLD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOEL PIPKIN AND LYNDZAY R. PIPKIN, 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, described as follows: Being the Northerly part of Lot No. 21 and the Easterly 15 feet of the Northerly part of Lot No. 22 on the Plat of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for said County, being Lot No. 1 on the unrecorded plan of Resubdivision of said Lot Nos. 21 and 22, described according to a survey made by Norris H. Hickerson, Surveyor, May 7, 1952, as follows:

Beginning at the Southwest corner of Virginia Avenue and Burrus Street (formerly Woodfin Avenue or Street); thence with the Westerly margin of Burrus Street (formerly Woodfin Avenue or Street) Southwardly 114 feet to the Northeast corner of the property conveyed to John W. Doyle by Deed from Louis E. Gaines, et al., of record in Book 2088, Page 55, said Register's Office; thence with said Doyla's Northerly line Westwardly 105 feet to the corner of Lot Nos. 1 and 2 on the said unrecorded plan; thence with the line between said two lots Northwardly 117 feet to the Southerly margin of Virginia Avenue; thence with said Avenue Eastwardly 105 feet to the beginning.

Being the same property conveyed to Andrew Craig Leuthold and Nicole Leuthold, husband and wife, by Warranty Deed from Olympus Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20170919-0096076 Register's Office for Davidson County, Tennessee, dated September 14, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4007 Burrus Street, Nashville, TN 37216
(House Number) (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 hand this 12th day of May, 2021

ANDREW CRAIG LEUTHOLD

NICOLE L. LEUTHOLD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Craig Leuthold and Nicole L. Leuthold, the bargainor, 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 and official seal this 12th day of May, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

