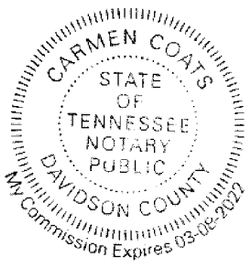
Karen Johnson Davidson County
Batch# 648196 DEEDWARR
06/02/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210602-0074048

# Warranty Deed

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is ~~$600,000.00~~<br><br>Affiant<br><br>Subscribed and sworn to before ~~me~~, this the 28th day of May, 2021.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Christie Leggo and Jeremy Leggo | ACopia, LLC<br>~~New Owner(s) Unit~~ | 053-03-0-414.00 |
| 1503 Turner Street | 300 Northcreek Blvd. Ste 100 | |
| Nashville, TN 37138 | Goodletsville, TN 37072 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM M. WILSON AND JACQUELINE J. WILSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIE LEGGO AND JEREMY LEGGO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots Nos. 37 and 38 on the, Revised Plan of Section "F", Village of Old Hickory, as shown on Plan of record in Book 1424, page 86, and on revised Plan of record in Book 1424, page 131, Register's Office for said County.

Said lots adjoin, Lot 37 lying east of, or in the rear of Lot 38, and front 149.9 feet on the easterly side of Turner Street and run back between lines 284.8 feet on the southerly line and 271.6 feet on the northerly line, as measured along a curve, to a dead line in the rear, measuring 97.6 feet thereon.

Being the same property conveyed to William M. Wilson and wife, Jacqueline J. Wilson by Warranty deed from Rufus T. Wilson Jr and William Myers Wilson of record in Book 8089, page 549, Register's Office for Davidson County, Tennessee, dated April 11, 1990 and recorded on April 17, 1990 and Re-recorded on April 23, 1990, in Book 8095, Page 50.

Being the same property conveyed to William W. Wilson and wife, Jacqueline J. Wilson by Quitclaim deed from William W. Wilson and wife Jacqueline J. Wilson of record in Instrument No. 20100310-0018504 Register's Office for Davidson County, Tennessee, dated March 09, 2010 and recorded on March 10, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1501 Turner Street, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2021.

William M. Wilson by Christie Leggo,
his Attorney-In-Fact

Jacqueline J. Wilson by Christie Leggo,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christie Leggo, as attorney in fact for William M. Wilson and Jacqueline J. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2021.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

# 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

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022