WARRANTY DEED

Karen Johnson Davidson County
Batch# 670955 DEEDWARR
07/06/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210706-0090425

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Alyssa M Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2021.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alyssa M. Leonard	CrossCountry Mortgage, LLC	
(NAME)	(NAME)	
1044 Patio Drive	6850 Miller Rd	108 03 0 190.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Langley Siekiersky, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alyssa M. Leonard, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot Number 126B on the Plan of Zone Lot Division, Section Six, Patio Villa of record in Plat Book 6250, Page 489, as amended in the Plat Book 6250, Pages 570-571, 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 Langley Siekiersky by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 08/09/2012 and recorded 08/17/2012, of record in Instrument 201208170073872, Register's Office for Davidson County, Tennessee.

This property has not nor has ever been the primary marital residence of the Grantor.

All matters shown on the plat of record in Plat Book 6250, Page 489, as amended in the Plat Book 6250, Page 570-571, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6555, Page 576, Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7748, Page 436, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7748, Page 488, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1044 Patio Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of July, 2021.

Langley Siekiersky

Langley Siekiersky

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Langley Siekiersky, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

Tracey Trumphour
Affiant
Date: 7-1-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1st day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY