Karen Johnson Davidson County
Batch# 689382 DEEDWARR
08/03/2021 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20210803-0104223

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

06-NSH21-02293

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tyron D. Woods 320 Archwood Drive Madison, TN 37115	Simmons Bank PO Box 9067 Pine Bluff, AR 71611	043 07 0 084.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Legacy Holdings, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tyron D. Woods, a single man**, hereinafter called the Grantees, their successors 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. 53 on the Plan of Section One, Archwood Acres, as of record in Book 2133, Page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Legacy Holdings, LLC, by QuitClaim Deed from Steve Delaney, married, of record in Instrument No. 20160908-0094442, in the Register's Office of Davidson County, Tennessee dated September 2, 2016 and recorded on September 8, 2016.

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

This property is improved property known as: 320 Archwood Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of July, 2021

Legacy Holdings, LLC

BY: _____
Steve T. Delaney, Chief Manager

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 Steven T. Delaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Legacy Holdings, LLC, a limited liability company, and that he is authorized by Legacy Holdings, LLC to execute this instrument on its behalf as such Chief Manager.

Witness my hand and seal at Mt. Juliet, Tennessee, this 30th day of Juliet, 2021.

_____
Notary Public at Large

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

My commission expires:_____

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Linda C. Parrish *(custodian's name)*, do hereby make oath that I am a licensed attorney and/or the 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 7/30/21 *(date of document)*.

Linda C. Parrish 7/30/21

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30th day of July, 2021.

Gail Dornan

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____