WARRANTY DEED

Karen Johnson Davidson County
Batch# 700627 DEEDWARR
08/19/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210819-0112145

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

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

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
Legacy Homes of TN LLC, a Tennessee Limited Liability Company	New Owner	10509022400
(NAME) 245 Noah Drive	(NAME)	
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(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/we **Jacqueline Y Vinson**, hereinafter called the GRANTOR(S), has/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 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, being Lot No. 2, Plan of A.B.Hill's Subdivision of the Plant Lands, recorded in Book 332, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emmerson Frank Majors, unmarried by Warranty Deed from Nina Carter Davis, single dated 12/07/1987 and recorded 12/11/1987, of record in Book 7424, Page 353, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacqueline Y. Vinson, unmarried, her successors and assigns all my 100% undivided interest, right and title by Quitclaim Deed from Emmerson F. Majors, unmarried, dated 08/25/1998 and recorded 02/25/2000, of record in Instrument 200002250018501, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following: axes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 332, Page 65, 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 ☒ 1103 Caldwell Avenue, Nashville, TN 37204

(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 17th day of August, 2021.

Jacqueline Y Vinson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Y Vinson, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of August, 2021.

Notary Public:
My Commission Expires: 3/25/23

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

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

202108190112145

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, 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 8/18/21

Kimberly D Hicks
Affiant
Date: 8/18/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of August, 2021

Notary Public

My Commission Expires: 3/25/23

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