Bk/ 36

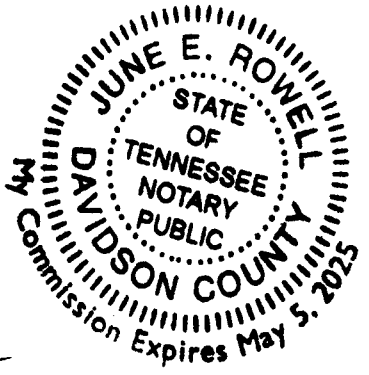
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2021.

Notary Public
MY COMMISSION EXPIRES: 5/5/2025
File No. G21-13918



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	SAME AS NEW OWNERS	
Erik W. Leon and Kimberly A. Leon (NAME)	(NAME)	44-15-223
905 Clarke Street (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Susan Camille Landfield and Jacob Christian Landfield, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik W. Leon and Kimberly A. Leon, 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, being Lot No. 197 Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 197 fronts 55.7 feet on the Easterly side of Clark Street and extends back 88 feet on the Northerly line and 88.2 feet on the Southerly line to a Westerly line of Lot No. 192 and 192, measuring 55.6 feet thereon.

Being the same property conveyed to Susan Camille Landfield and Jacob Christian Landfield, wife and husband by Deed dated August 7, 2017 from Anthony Facello and Mary Catherine Cooper and Jill Weida, recorded August 9, 2017, in Instrument Number 20170809-0081630, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 905 Clarke Street, Old Hickory, TN 37138.

Karen Johnson Davidson County
Batch# 730664 **DEEDWARR**
10/05/2021 02:36:15 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20211005-0133905

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. Whenever 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/our hand(s) this 29 Sept. day of ~~October~~, 2021.

x _____
Jacob Christian Landfield

x _____
Susan Camille Landfield

STATE OF FL
COUNTY OF Palm Beach

On this 29 Sept. 2021 day of ~~October, 2021~~, before me personally appeared Jacob Christian Landfield and Susan Camille Landfield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2021.

_____
Notary Signature
My commission expires: 12/29/21

CARRIE A. ARMSTRONG
NOTARY PUBLIC
Comm. # GG 153527
Dec 29, 2021
STATE OF FLORIDA

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066