Karen Johnson Davidson County
Batch# 762450 DEEDWARR
11/29/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211129-0157386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

W-HFR-21-4261

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
G & N Ventures, LLC	New Owner	
(NAME)	(NAME)	
4261 Brick Church Pike	P.O. Box 1955	**032-00-0-079.00**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Mt. Juliet, TN 37121	
(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 consideration, the receipt of which is hereby acknowledged, **CHRISTINA LEGGS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **G & N VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Resubdivision of Lots 1-7, Brick Church Valley Subdivision, Section One of record in Plat Book 4175, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gloria Leggs, a single woman by Warranty Deed from Margie N. Moore, Trustee U/A/D May 5, 1993 of record in Instrument No. 20120309-0020680 Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on March 09, 2012.

Being the same property conveyed to Gloria Leggs, a single woman, and Christina Leggs, a single woman, as tenants in common with right of survivorship, from Gloria Leggs, a single woman, by Quitclaim Deed recorded on September 24, 2020, in Instrument No. 20200924-0109973, Register's Office for Davidson County, Tennessee. Gloria Leggs died on September 28, 2020 leaving Christina Leggs as the sole surviving joint tenant.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4175, Page 88, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4163, Page 155, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4261 Brick Church Pike, Whites Creek, Tennessee 37189**.

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), their heirs and 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), 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/our hand(s) this the 19th DAY OF NOVEMBER, 2021.

Christina Leggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA LEGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN KYLE HALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 November 19th, 2021 (date of document).

Cindy S. Smith, Affiant

November 22, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of November, 20 21.

Notary
MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022