Karen Johnson Davidson County
Batch# 809685 DEEDWARR
02/22/2022 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220222-0020243

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of ~~Davidson~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

File Number: 22010065

Subscribed and sworn to before me, this
9th day of February, 2022

Notary Public
My Commission Expires:
3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Erika Daly and Christopher Myrick	New Owners	093-16-0-370
16 Decatur St		
Nashville, TN 37210		

For and in consideration of the sum of ten dollars & 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 Hills, LLC, a Colorado limited liability company**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Erika M. Daly and Christopher Myrick, wife and husband,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee being 16 feet off the southerly side of Lot 18 and 17 feet off the northerly side of Lot 19 in Block C of the Hermitage Addition to Nashville as recorded in Book 57, page 43 Register's Office of Davidson County, Tennessee.

Said parts of said lots 18 and 19 front together on the westerly side of Decatur St. 33 feet and run back westwardly about 150 feet to an alley.

Being the same property conveyed to Legacy Hills LLC, a Colorado Limited Liability Company by Warranty Deed from Angelia Frierson, a single woman, of record in Instrument No. 20190723-0072343, Register's Office for Davidson County, dated May 15, 2019 and recorded July 23, 2019, as corrected by Scrivener's Affidavit of record in Instrument No. 20190905-0089863, Register's Office for Davidson County, Tennessee, dated September 5, 2019 and recorded September 5, 2019.

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 _X_ improved ___unimproved property known as 16 Decatur St, Nashville, TN 37210.

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 9th day of February, 2022.

Legacy Hills, LLC

BY: _____
Josh Walton, Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Josh Walton 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 Member of Legacy Hills, LLC and that he is authorized by Legacy Hills, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 9th day of February, 2022.

_____
Notary Public at Large
My Commission Expires: 2/22/25

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2-9-22.

Affiant Signature

2-11-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2-11-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON