(1)

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 814616 DEEDWARR
03/03/2022 09:30:04 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20220303-0024132

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
mail to
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John Henry Landing | Legacy Mutual Mortgage | 108-03-0-183.00 |
| (NAME) | (NAME) | |
| 735 Ravensdowne Drive | 3503 Paesanos Pkwy | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37136 | San Antonio, TX 78231 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, **Stomping Ground Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Henry Landing and Sara Landing, 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:

Being Lot No. 133-B, Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, pages 570-571, amending Book 6250, page 489, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Annitta Joan McDougal, unmarried, by Warranty Deed from Harold Reeves, unmarried, dated July 14, 1988, of record in Book 7602, page 576, Register's Office for Davidson County, Tennessee. Annitta Joan McDougal died on August 18, 2021, leaving as her sole heir at law Deborah Smith as evidenced in Affidavits of Heirship of record in Instrument No. 20211109-0149192 and Instrument No. 20211109-0149193, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Deborah Smith, dated October 28, 2021, of record in Instrument No. 20211109-0149194, corrected in Instrument No. 20220209-0015107, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Stomping Ground Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated October 28, 2021, of record in Instrument No. 20211115-0151401, corrected in Instrument No. 20220211-0016151, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1025 Patio Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters**

**appearing on the plat of record in Book 6250, page 489, amended in Book 6250, pages 570 and 571; Restrictions of record in Book 6555, page 576; all of record in the Register's Office for Davidson County, Tennessee.**

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. 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 hands this 25th day of February, 2022.

Stomping Ground Homes, LLC,
a Tennessee limited liability company

By: Drew Presley Gaw
Its: Sole and Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Drew Presley Gaw, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole and Managing Member of Stomping Ground Homes, LLC, a Tennessee limited liability company, and that he as such Sole and Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole and Managing Member .

WITNESS my hand and official at Franklin, Tennessee, seal this 25th day of February, 2022.

Notary Public
My Commission Expires: _____

File No.: 35816

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023