RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-7677-2022

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-VQES-22-4707

Karen Johnson Davidson County
Batch# 856272 DEEDWARR
05/17/2022 08:09:05 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220517-0056285

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of May 2022

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Christine Lindsay 4707 A Dakota Ave Nashville, TN 37209	Same address as new owner	103-03-0J-001-00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($950,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LISA E. LEDOUX**, UNMARRIED hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELLEN CHRISTINE LINDSAY**, A SIGNLE WOMAN, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit A of 4707 Dakota Cottages (fka Legacy Estates, a Condominium) as shown on the plat attached as Exhibit "B" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for 4707 Dakota Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument #20150716-0069665, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lisa E. Ledoux, an unmarried woman, from Legacy Homes of TN, LLC, by Warranty Deed dated July 31, 2015 and recorded August 5, 2015 in Instrument #20150805-0077560, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 4707 A Dakota Avenue, Nashville, TN 37209

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title

thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of May, 2022

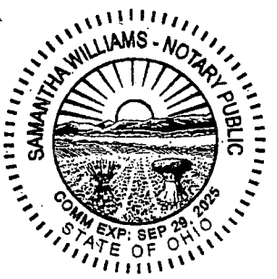
GRANTOR(S)

Lisa E. Ledoux

STATE OF ~~TENNESSEE~~ SW Ohio
COUNTY OF Franklin

Personally appeared before me, a Notary Public, Lisa E. Ledoux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10 day of May, 2022.



Samantha Williams
Notary Public

Samantha Williams
Printed Notary Name

My commission expires: 9/29/2025