Karen Johnson Davidson County
Batch# 874842 DEEDWARR
06/21/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20220621-0070380

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $755,000.00. Affiant Subscribed and sworn to before me, this the 31st day of May, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Keith Steunebrink	New Owner(s)	044-15-0-433.00
3205 Blackwood Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRUCE E. LEIGH AND KRISTI K. LEIGH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH STEUNEBRINK**, HEREINAFTER CALLED THE GRANTEE, HIS 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, more particularly described as follows:

Beginning at an iron pin on the Southerly margin of Donelson Avenue, 405.4 feet East, more or less, of the intersection of Donelson Avenue with Elliston Avenue; thence, along the Southerly margin of Donelson Avenue, South 89° 19' East, 90.57 feet to an iron pin; thence, along a curve to the right having a radius of 60.0 feet, 94.14 feet to an iron pin in the Westerly margin of Hadley Avenue, said curve also representing the intersection of Donelson Avenue and Hadley Avenue; thence, along the Westerly margin of Hadley Avenue, South 00° 35' West 68.36 feet to an iron pin; thence, leaving the margin of Hadley Avenue, North 89° 29' West, 149.94 feet to an iron pin; thence North 00° 21' East 128.67 feet to an iron pin, being the point of beginning, and containing 0.425 acres, more or less.

Being the same property conveyed to Bruce E. Leigh and Kristi K. Leigh, husband and wife by Warranty Deed from Amanda Brooke Allison, married of record in Instrument No. 20200107-0001921 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 7, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 700 Hadley Avenue, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2022.

Bruce E. Leigh

Kristi K. Leigh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce E. Leigh and Kristi K. Leigh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 06/15/2022 ____ (date of ~~document~~).

Affiant Signature

06/15/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025