PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 921989 DEEDWARR
09/27/2022 02:20:26 PM 2 pgs
Fees: $13.00 Taxes: $5,050.50
20220927-0106945

Ivey Title, LLC Ref: () Title No.: 62806
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory Real Estate, LLC 145 Zieglers Fort Rd Gallatin, TN 37066	NEW OWNER

TAX MAP PARCEL NUMBERS: 11515004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,365,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Alexander Leathers and Meredith Boyd Leathers, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Real Estate, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of West Meade Farms, Inc., Section "E" of record in Book 1835, page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Alexander Leathers and Meredith Boyd Leathers, husband and wife, by Warranty Deed from Henry Blaine Strock, III and Cindy P. Strock, husband and wife, dated July 31, 2020 and recorded on August 3, 2020, of record in Instrument No. 20200803-0085584, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 1835, page 70, said Register's Office, shows an owner's certificate, a 100 foot minimum building setback line from Robin Hill Road, and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers and for storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6122, page 407, said Register's Office.

This is improved property, known as 6312 Robin Hill Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2022.

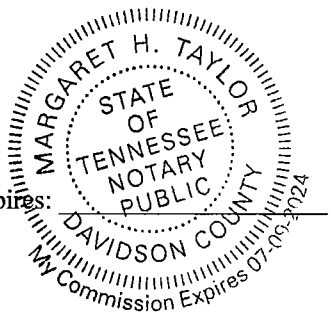
Robert Alexander Leathers

Meredith Boyd Leathers

State of Tennessee

County of Davidson

On this 26th day of September, 2022, before me the undersigned authority, personally appeared Robert Alexander Leathers and Meredith Boyd Leathers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

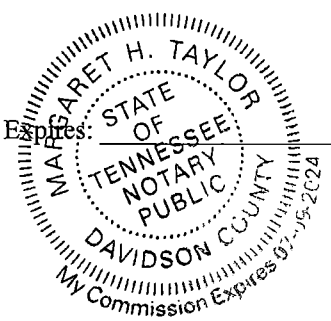
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,365,000.00.

Affiant

Sworn and subscribed before me this 26th day of September, 2022.

Notary



My Commission Expires: _____