WARRANTY DEED

Karen Johnson Davidson County
Batch# 933084 **DEEDWARR**
10/24/2022 12:53:46 PM 2 pgs
Fees: $13.00 Taxes: $2,175.60

20221024-0115333

Y-SRN-22-214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Legenhausen Family Trust dated July 21, 2007, as Amended and Restated	**New Owner**	
(NAME)	(NAME)	**042-15-0-026.00**
214 W Marthona Rd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES AND MEG INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY ANDREW LEGENHAUSEN AND EILEEN MIRANDA LEGENHAUSEN, AS CO-TRUSTEES OF THE LEGENHAUSEN FAMILY TRUST DATED JULY 21, 2007, AS AMENDED AND RESTATED ON JULY 10, 2019,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots number 65, 66, 67, and 68 of Block "C" on the plan of Marthona, not of record, and described according to a copy, of survey thereof by J. A. Mefford, Surveyor, dated in December of 1937, as follows: Beginning at a point in the Westerly margin of Ezell Road West, at the comer of Lots 64 and 65; thence with the line between said Lots, Westerly 275 feet to a point; thence Southerly 100 feet to the comer of Lots 68 and 69; thence with the line between said lots, Easterly 275 feet to the Westerly margin of Ezell Road West; thence with the margin of same Northerly 100 feet to the beginning.

Being the same property conveyed to Matthew K. Wickstrom, an unmarried individual by Warranty Deed from Virginia Louis Wakefield of record in Instrument No. 20180912-0090391 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 12, 2018.

Being the same property conveyed to James and Meg Investments, LLC, a Tennessee limited liability company by Warranty Deed from Matthew K. Wickerstrom, an unmarried man, dated April 18, 2022 and recorded April 22, 2022 in Instrument No. 20220422-0046774, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 W Marthona Rd, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 19th DAY OF OCTOBER, 2022.

James and Meg Investments, LLC

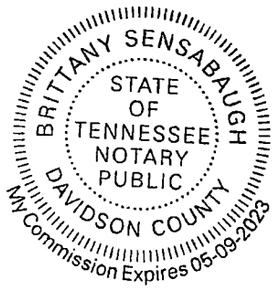
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JAMES AND MEG INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212