Karen Johnson Davidson County
Batch# 941889 DEEDWARR
11/16/2022 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20221116-0122070

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*

Ivey Title, LLC Ref: (DM) Title No.: 62894
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rusty Reid Andrea Reid 5769 Wildwood Avenue Indianapolis, IN 46220	Legacy Home Loans 2 Cadillac Drive Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 11510004600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$795,000.00**, 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 M. Little and Emily B. Little, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Rusty Reid and Andrea Reid, husband and wife,** 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. 207 on the Plan of West Meade Estates, Section Two, of record in Book 2900, page 118, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Robert M. Little and wife, Emily B. Little, by Warranty Deed from Ted H. Welch and wife, Joanne C. Welch, dated September 8, 1967 and recorded on September 11, 1967, of record in Book 4169, page 659, Register's Office for Davidson County, Tennessee. Subject proeprty was conveyed to Emily B Little, by Deed to Terminate Tenancy by the Entirety, dated March 5, 1997, recorded March 7, 1997, of record in Book 10372, page 336, said Register's Office By Quitclaim Deed dated May 3, 2018, recorded May 11, 2018, of record in Inst. No. 20180511-0045183, said Register's Office, subject property was conveyed to Robert M. Little and wife, Emily B. Little.

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

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 2900, page 118, said Register's Office.

This is improved property, known as 6546 Cornwall Drive, 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 16th day of November, 2022.

Robert M. Little

Emily B. Little

State of Tennessee

County of Davidson

On this 16th day of November, 2022, before me the undersigned authority, personally appeared Robert M. Little and Emily B. Little, 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.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

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: $795,000.00.

Affiant

Sworn and subscribed before me this 16th day of NOVEMBER, 2022.

Notary

My Commission Expires: KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

True Copy Certification

I, **Kaz Arbogast,** 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 this the 16th day of November, 2022.

Affiant's Signature
Date 11/16/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON