WARRANTY DEED

Karen Johnson Davidson County
Batch# 989017 DEEDWARR
04/05/2023 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20230405-0024955

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Emilie Obermiller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 2023

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

MST 2023-0245

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emilie Obermiller	**Legacy Home Loans, LLC dba Steadfast Mortgage**	071-14-0-394.00
(NAME)	(NAME)	
126A Fern Avenue	**2 Cadillac Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marla M. Richardson, Trustee of The Marla M. Richardson Living Trust dated 7/5/2017,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emilie Obermiller, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, State of Tennessee, being further described as follows:

Being Lot Number 26-A, Zone Lot Division of Lot Number 25 and 26, on the plan of Weakley and Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 741, (erroneously stated as 471 in prior Deed) Registers Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Marla M. Richardson, unmarried and as Trustee of The Marla M. Richardson Living Trust dated 7/5/2017 by Warranty deed from J. Word Properties, LLC of record in Instrument No. 20171030-0110689 Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 30, 2017.

Being the same property conveyed to Blue Dog Properties, LLC by Quitclaim deed from Marla M. Richardson, as Trustee of The Marla M. Richardson Living Trust dated 7/5/2017 of record in Instrument No. 20220211-0015962 Register's Office for Davidson County, Tennessee, dated February 01, 2022 and recorded on February 11, 2022.

Being the same property conveyed to Marla M. Richardson, as Trustee of The Marla M. Richardson Living Trust dated 7/5/2017 by Quitclaim deed from Blue Dog Properties, LLC of record in Instrument No. 20220713-0080429 Register's Office for Davidson County, Tennessee, dated July 11, 2022 and recorded on July 13, 2022.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 741, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Right of Way of record in Instrument Number 20200219-0018499, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 126A Fern Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 4th DAY OF APRIL, 2023.

The Marla M. Richardson Living ~~Trust~~ dated 7/5/2017

BY: _____, Trustee
Marla M. Richardson, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Marla M. Richardson, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of The Marla M. Richardson Living Trust dated 7/5/2017, the within named bargainor, as Trust, and Marla M. Richardson, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 4th day of April, 2023.

_____
Notary Public

My Commission Expires: 4/24/23

Amelia Swanson
State
(SEAL)
Tennessee
Notary
Public
Williamson County

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 4th day of April, 2023.

Affiant Signature
Date 04/04/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024