Karen Johnson Davidson County
Batch# 1003586 DEEDWARR
05/15/2023 04 06 01 PM 2 pgs
Fees $13 00 Taxes $2,516 00

20230515-0036322

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 01/09/24

(AFFIX SEAL)

BS-SL-23-715

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)
Nolan Davis and Saori Fuchigami	**Cadence Bank, N.A.**	
(NAME)	(NAME)	**071-12-0-126.00**
715 Chickasaw Ave	**2778 West Jackson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Tupelo, MS 38801**	
(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, **SOUTHERN LEGACY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 **NOLAN DAVIS, A SINGLE PERSON, AND SAORI FUCHIGAMI, A SINGLE PERSON, AS JOINT TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 Lot No 5 on the Plan of Victory Heights Subdivision of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Diane Carter by Warranty Deed from Robertson Rentals, LLC of record in Instrument No 20060614-0070739 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on June 14, 2006

Being the same property conveyed to Southern Legacy Homes, LLC, a Tennessee limited liability company by Warranty Deed from Diane LaShia Carter-Ransom f/k/a Diane Carter, married of record in Instrument No 20210428-0056971 Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on April 28, 2021

This conveyance is subject to
- 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 1130, Page 97, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1357, Page 677, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **715 Chickasaw Ave, Nashville, Tennessee 37207**

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 12th DAY OF MAY, 2023

Southern Legacy Homes LLC, A Tennessee Limited Liability Company

BY _____
Callie Loewen
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALLIE LOEWEN, 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 SECRETARY of SOUTHERN LEGACY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 12th of May, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)



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