Karen Johnson Davidson County
Batch# 1006195 DEEDWARR
05/22/2023 01 43 28 PM 2 pgs
Fees $13 00 Taxes. $3,288 38
20230522-0038439

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $888,750.00.

Affiant

Subscribed and sworn to before me, this 18 day of MAY, 2023.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sam K Harwell	New Owner	118 11 0 088
2821 Dogwood Place		
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William H. Halbert, Jr.,Trustee of the Halbert Revocable Living Trust dtd 9/30/19** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Legacy One G.P., a Tennessee general partnership,** hereinafter called the Grantee, his successors and assigns, a 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 28 of Block "E", on the plan of Berry Hill Gardens Subdivision, as shown on plat of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to William H Halbert, Jr as Trustee for the Halbert Revocable Living Trust dtd 9/30/19, by Quitclaim Deed from Beth L Halbert and William H Halbert III, of record in Instrument No 20191202-0123718, in the Register's Office of Davidson County, Tennessee, dated November 12, 2019 and recorded on December 02, 2019

Being the same property conveyed to Beth L Halbert and William H Halbert III as the sole and equal qualified beneficiaries of the aforementioned trusts, by Quitclaim Deed from Beth L Halbert and William H Halbert III as successor Co-Trustees of the William H Halbert, Jr Revocable Living Trust and the Barbara L Halbert Revocable Living Trust as Amended and Converted on 10/20/2014 with such acknowledgment filed in the Davidson County Register of Deeds Office as Instrument No 20141020-0096388, of record in Instrument No 20191202-0123718, in the Register's Office of Davidson County, Tennessee, dated November 12, 2019 and recorded on December 02, 2019

Being the same property conveyed to William H Halbert, Jr , Trustee, and his successors in trust, of The William H Halbert, Jr Revocable Living Trust, its successor and assigns, and Barbara L Halbert, Trustee, and her successors in Trust of The Barbara L Halbert Revocable Living Trust, its successors and assigns, for the benefit of William H Halbert, Jr and Barbara L Halbert, tenants in common, by Quit Claim Deed from William H Halbert, Jr and wife, Barbara L Halbert, of record

in Instrument No 20050310-0026626, in the Register's Office of Davidson County, Tennessee, dated March 09, 2005 and recorded on March 10, 2005

Being the same property conveyed to William H Halbert and wife, Barbara L Halbert, by Deed from Small Business Telecom, Inc , of record in Book 10195, Page 577, in the Register's Office of Davidson County, Tennessee, dated September 12, 1996 and recorded on September 19, 1996

The Halbert Living Trust dtd 9/30/19 and the Halbert Revocable Living Trust dtd 9/30/19 are one and the same

This property is improved property known as 2821 Dogwood Place, Nashville, TN 37204

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

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, its heirs, successors and assigns, forever Grantor covenants with 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 our hands this 18 day of MAY, 2023

WILLIAM H HALBERT, JR , TRUSTEE

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H HALBERT, JR, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further stated that he is the trustees of the Halbert Revocable Living Trust dtd 9/30/19, and as such trustee had authority to so act

Witness my hand and seal this 18 day of May, 2023

Notary Public
Commission expiration date 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON