Karen Johnson Davidson County
Batch# 1006778 DEEDWARR
05/23/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20230523-0038831

WARRANTY DEED

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

File No. EY-23-4431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 5-7-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Kathryn Harcombe	Legacy Home Loans, LLC DBA Steadfast Mortgage	
(NAME)	(NAME)	160-04-0-155.00
2321 Castlewood Drive	2 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, I/we, **Weston Leopold and Angela Leopold, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Kathryn Harcombe, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 all of Lot No. 46, Section 7, Brentview Hills, according to survey and plat of same appearing of record in Book 4175, page 89; as corrected in Book 4384, page 636, in the Register's Office for Davidson County, Tennessee, to which plat and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Weston Leopold and Angela Leopold, husband and wife by Warranty Deed from Jessica Lamb nka Jessica Hotard and Steven Hotard, wife and husband, dated May 11, 2022, recorded May 19, 2022, of record in Instrument No. 20220519-0058311, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Jessica Lamb, an unmarried woman and Steven Hotard, an unmarried man by Warranty Deed from Christopher Heath Rogers and Tiffany Rogers, husband and wife, dated November 23, 2016, recorded November 29, 2016, of record in Instrument No. 20161129-0125317, said Register's Office.

This is property more commonly known as 5324 Trousdale Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 23rd day of May, 2023.

Weston Leopold by Leslie G. Hayes, his attorney in fact
Weston Leopold by Leslie G. Hayes, his Attorney-In-Fact

Angela Leopold by Leslie G. Hayes, her attorney in fact
Angela Leopold by Leslie G. Hayes, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Leslie G. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Weston Leopold and Angela Leopold, and that this instrument was executed on behalf of the said Weston Leopold and Angela Leopold for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202305230038830, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 23rd day of May, 2023.

Notary Signature
My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-208806-DS

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/23/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/23/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

