Karen Johnson Davidson County
Batch# 1009062 DEEDWARR
05/30/2023 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20230530-0040573

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2023.

Notary Public
MY COMMISSION EXPIRES:
File No. G23-18925

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	New Owner	
Legendary Crew, LLC (NAME)	(NAME)	49-91
712 Red Hollow Drive (STREET ADDRESS)	(STREET ADDRESS)	
Springfield, TN 37172 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Dwayne Brewer Tucker, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Legendary Crew, LLC, a Tennessee Limited Liability Company**, 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:

Land located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee being bounded on the north by Consumers Gasoline Stations, Inc., on the east by White Creek Pike, on the south of Whites Creek and Campbell and on the west by Perry, Sharp and Buena Vista Pike, described by a composite description derived from Tennessee Department of Transportation ROW, plans adjacent deed description and field measurements shown on a mortgage loan inspection dated 2-21-03 by Campbell McRae and Associates Surveying, Inc., (John Hood TN. R.L.S. #1838) as follows:

Beginning at a point on the westerly margin of Whites Creek Pike, said point being a corner to Consumers Gasoline Stations, Inc., (Instrument# 20011023-0115458 R.O.D.C., TN) and the Northeast corner of the herein described land; thence with said westerly margin of Whites Creek S 18 degrees 43' 26" E 84.79 feet (meas) to a point; thence continuing with said Whites Creek Pike S 38 degrees 38' 48" E 174.91 feet to a point in the center of Whites Creek in the northerly line of Margie A. Bundy: thence with said Bundy S 33 degrees 01' 18" W 42 feet more or less (scaled) to a point at the center of the Edsel E. Perry land (Bk 10952, Pg. 63 R.O.D.C., TN): thence with said Perry and Charles D. Sharp (Bk 9358, Page 680 R.O.D.C, TN) N 26 degrees 47' 00" W 124 feet more or less (scaled) to a point at the southeast corner of the Steve Campbell land (Bk 11006, Pg 330, R.O.D.C. TN): thence with said Campbell N 22 degrees 37' 04" W 79.54 feet to a point in said westerly margin of White Creek Pike and at said Campbell's northeast corner; thence leaving said Whites Creek Pike with said Campbell's northerly line S 67 degrees 53' 33" W 202.56 feet (meas) to a point in the easterly margin of Buena Vista Pike; thence with said easterly margin 04 degrees 24' 25" W 64 feet (meas) to a point; thence leaving said Buena Vista Pike N 60 degrees 28' 07" F 187 feet more or less (meas) to the point of beginning.

Included in the above legal description but hereby excluded is a triangular portion of land acquired by Metro Water Government/Water and Sewer more particularly described as follows: Beginning at an existing iron pin located in the southeasterly corner of the land conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee in Deed 20120319-0023000, thence South 38° 38' 48" East 174.91 feet, thence South 33° 01' 18" West 42.00 feet, thence North 26° 47' 00" West 124.00 feet, thence North 22° 37' 04" West 79.54 feet to the point of beginning.

Being the same property conveyed to Dwayne Brewer Tucker, a single man by Deed dated January 6, 2021, recorded January 12, 2021, in Instrument Number 20210112-0005295, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5454 Buena Vista Road, Whites Creek, TN 37189.

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. Whenever 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 25th day of May, 2023.

Dwayne Brewer Tucker

Dwayne Brewer Tucker

STATE OF Florida
COUNTY OF Brevard

On this 25 day of May, 2023, before me personally appeared Dwayne Brewer Tucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Appeared by means of physical presence - provided a TN DL as identification.

Witness my hand, at office, this 25 day of May, 2023.

Notary Signature Lisa A Cherland
My commission expires: 9/26/2023

LISA A. CHERLAND
Notary Public-State of Florida
Commission # GG 917179
My Commission Expires
September 26, 2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Tonya Loftin, 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 **May 25, 2023**.

Date

Tonya Loftin
Affiant Signature

May 30, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of May, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)