Karen Johnson Davidson County
Batch# 1010318 DEEDWARR
06/01/2023 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20230601-0041554

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Stephanie Anne Edgison
104 Cassie Bell Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Legacy Home Loans LLC
4025 Hillsboro Rd Ste 601
Nashville, Tennessee 37215

MORTGAGEE
Legacy Home Loans LLC
4025 Hillsboro Rd Ste 601
Nashville, Tennessee 37215

MAP 053
GROUP 16 0
PARCEL 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Southeastern Investments IV, LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Stephanie Anne Edgison, a married woman,

hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of Resubdivision Lots 2 & 3, Pitts Avenue Subdivision, of record in Plat Book 6200, Page 780, as amended in Book 7591, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Southeastern Investments IV, LLC, by Successor Trustee's Deed from Todd H. Hancock, as Successor Trustee for Charles J. Pignuolo, Trustee, dated June 3, 2022 and filed of record June 21, 2022 in Instrument No. 20220621-0070160, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Pitts Avenue Subdivision Re-Sub Lots 2&3, of record in in Book 6200, Page 780, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 104 Cassie Bell Drive, Old Hickory, Tennessee 37138.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Stephanie Anne Edgison, a married woman,** her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 1st day of June, 2023.

Southeastern Investments IV, LLC, a Tennessee Limited Liability Company

Member

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Member** of **Southeastern Investments IV, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 1st day of June, 2023.

Rachel L. Hardaway
NOTARY PUBLIC
My Commission Expires: APR 22 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $358,000.00.

AFFIANT

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Subscribed and sworn to before me on this 1st day of June, 2023.

D. Hardwick
NOTARY PUBLIC
My Commission Expires: _____.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 1, 2023**.

Date

D Hardwick

Affiant Signature

June 1, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026