RETURN TO.
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 1028043 DEEDWARR
07/19/2023 11 14 12 AM 2 pgs
Fees $13 00 Taxes $1,905 50

20230719-0055523

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
T & J Holdings LLC		Parcel ID 091 13 0 220.00
(NAME) 3616 A Westbrooke Ave	(NAME) 3616 A Westbrook Ave	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Laurie Legg and Vincent Legg, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **T & J Holdings LLC**, 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 in Davidson County, Tennessee, being Lot 1, Block L, Colywood Subdivision, Section 1, as shown on plat of record in Book 1130, Page 65, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Laurie Legg and Vincent Legg, wife and husband from Amy L Ehresman unmarried by Warranty Deed dated May 26, 2005 and recorded on June 3, 2005 in Book, Page, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 416 W Bend Dr, Nashville, TN 37209

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 our hands this 17th day of July, 2023

Laurie Legg

Laurie Legg

Vincent Legg

Vincent Legg

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Laurie Legg and Vincent Legg, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2023

Laura Elizabeth Mathis

Notary Public

My Commission Expires. 3-28-26

(SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY