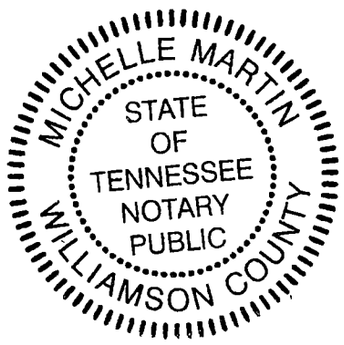
Karen Johnson Davidson County
Batch# 1029618 DEEDWARR
07/24/2023 09 23 01 AM 2 pgs
Fees $13 00 Taxes $1,628 00
20230724-0056667

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000 00

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2023

Notary Public

My commission expires 9 21 26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows.	Send Tax Bills To	Map/Parcel Numbers
Leon Weishaar and Rhonda Weishaar	New Owner(s)	051-10-0I-006 00-CO
6416 Armstrong Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMY LEGGO AND CHRISTIE LEGGO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEON WEISHAAR AND RHONDA WEISHAAR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 6, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Niche (formerly Ellington Crossing Townhomes), a Horizontal Property Regime with Private Elements of record as Instrument No. 20190104-0001080, First Amendment in Instrument No. 20190108-0002096, Second Amendment in Instrument No. 20210111-0004563 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ellington Group, GP by Warranty Deed from Briarville Partners, GP, a Tennessee General Partnership of record in Instrument No. 20170125-0007944 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 25, 2017.

Being a portion of the same property conveyed to Ellington Group, GP, a Tennessee General Partnership by Warranty Deed from Cyan Properties L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20170823-0086517 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 23, 2017.

Being a portion of the same property conveyed to Ellington Group, GP, a Tennessee General Partnership by Quitclaim Deed from Ellington Group, GP, a Tennessee General Partnership of record in Instrument No. 20181101-0108554 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on November 01, 2018.

Being the same property conveyed to Jeremy Leggo and Christie Leggo, a married couple by Warranty Deed from Ellington Group, G.P., a Tennessee General Partnership of record in Instrument No. 20220406-0040101 Register's Office for Davidson County, Tennessee, dated March 26, 2022 and recorded on April 6, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 500 Creative Way #7, Nashville, TN 37115, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of July, 2023.

Jeremy Leggo

Christie Leggo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy Leggo and Christie Leggo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of July, 2023.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025