Karen Johnson Davidson County
Batch# 1037969 DEEDWARR
08/14/2023 09 58 35 AM 2 pgs
Fees $13.00 Taxes $1,942 50
20230814-0062883

WARRANTY DEED

STATE OF TENNESSE
COUNTY OF DAVIDS
THE ACTUAL CONSIDI
GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

File No AT-23-5059

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
2049 Leeds Lane Trust	2049 Leeds Lane Trust	
(NAME) 2049 Leeds Lane	(NAME) PO Box 121147	141-05-0A-534 00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37212	
(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, **Benjamin A. Walt and Alisha M. Walt F/K/A Alisha M. Ruegsegger**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2049 Leeds Lane Trust U/A/D July 31, 2023**, 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 Lot No. 534 on the Plan of Final Plat, Avondale Park, Phase 3, Section 2 of record in Plat at Instrument No. 200151007-0102442, 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 the same property conveyed to Benjamin A. Walt and Alisah M. Ruegsegger, tenants in common with right of survivorship, by Warranty deed from Victoria Rivers Fulton and Daniel E Fulton, III, wife and husband, of record in Instrument No. 20181002-0097811 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 02, 2018.

This is property more commonly known as 2049 Leeds Lane, Nashville, TN 37221.

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 11th day of August, 2023.

Benjamin A. Walt

Alisha M Walt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2023, before me personally appeared Benjamin A. Walt and Alisha M. Walt, 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.

Witness my hand, at office, this 11th day of August, 2023.

Notary Signature
My commission expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY