Warranty Deed

Karen Johnson Davidson County Batch# 1054867 DEEDWARR 09/28/2023 08:13:30 AM 3 pgs Fees: $18.00 Taxes: $1,831.50 20230928-0076015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $495,000.00. Affiant Subscribed and sworn to before me, this the 20th day of September, 2023. Notary Public My commission expires:

GREGG W. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

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:
Alan M. Thompson	Cedarstone Bank	053-03-0-411.00
204 16th Avenue South	900 West Main St.	
Old Hickory, TN 37138	Lebanon, TN 37087	

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 **ALAN M. THOMPSON, UNMARRIED**, 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 Lot No. 41, Section "F", Village of Old Hickory, 4th Civil District of said County, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, Register's Office for said County, fronting 109.0 feet on Sixteenth Street containing 0.30 acres, more or less.

Said Lot No. 41 fronts 109 feet on the North side of 16th Street and runs back between parallel line, 119 feet to a dead line.

Being the same property conveyed to Frank H. Kyle and wife, Margie Kyle by Warranty deed from Harlan F. Reynolds and wife, Elise J. Reynolds of record in Book 2303, page 393, Register's Office for Davidson County, Tennessee, dated October 26, 1954 and recorded on October 29, 1954.

Said Frank H. Kyle became deceased on April 20, 1976, vesting Margie Kyle as surviving tenant. Said Margie Kyle became deceased on November 13, 2016 leaving Last Will and Testament filed for Probate in Docket No. 07P-1060, Probate Court of Davidson County, Tennessee. In accordance with the terms of the Will, Brenda Kyle Clemmer is named Executrix of the Estate of Margie Malone Kyle, deceased.

Being the same property conveyed to Brenda Kyle Clemmer, unmarried by Quitclaim deed from Brenda Kyle Clemmer, Executrix of the Estate of Margie Malone Kyle of record in Instrument No. 20071211-0142882 Register's Office for Davidson County, Tennessee, dated December 10, 2007 and recorded on December 11, 2007.

Being the same property conveyed to Jeremy Leggo and Christie Leggo, husband and wife by Warranty deed from Brenda Kyle Clemmer, unmarried of record in Instrument No. 20220912-0101645 Register's Office for Davidson County, Tennessee, dated September 7, 2022 and recorded on September 12, 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 204 16th Avenue South, Old Hickory, TN 37138, 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 20th day of September, 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 20th day of September, 2023.

Notary Public

My Commission Expires: 1.1.26

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/20/23.

Date

Celia Stewart-Rouse

Affiant Signature

9/20/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20th day of September, 2023

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY