Karen Johnson Davidson County
Batch# 1067176 DEEDWARR
11/01/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20231101-0085616

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/27/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-16-26

SARAH KATHERINE A. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3563

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Joseph Michael Selner and Shelly Marie Selner	Joseph Michael Selner	017-00-0-310-00
2588 Greer Road	+ Shelly Selner	
Goodlettsville, TN 37072	2588 Greer Rd. Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Alice D. Legieza, umarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Michael Selner, and Shelly Selner

HEREINAFTER CALLED THE GRANTEE(S), 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. 1, on the plan of Ruby Callis' Lot, as of record in Book 6200, Page 855, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TOGETHER with an easement for ingress, egress and utilities and to lay and maintain a water service line, as shown on said plan.

Being the same property conveyed to Thomas L. Legieza by Warranty Deed from Ruby C. Callis and husband, Dennis Callis, dated August 11, 1989 and recorded November 17, 1989 in Book 7986, Page 277, and Deed of Correction recorded April 6, 1990 in Book 8082, Page 755, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thomas L. Legieza and wife, Alice D. Legieza by Quitclaim Deed from Thomas L. Legieza, dated June 18, 1990 and recorded July 2, 1990 in Book 8142, Page 971, Register's Office of Davidson County, Tennessee.

Thomas L. Legieza having died on May 30, 2022, and being continuously married to Alice D. Legieza, his interest in said property vesting in Alice D. Legieza as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2588 Greer Road Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on October 27, 2023.

Alice D. Legieza

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Alice D. Legieza, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 27, 2023.

Sheryl Leaks

Notary Public

My Commission Expires: 11/01/2023

SHERYL LEAKS
Notary Public - State of Florida
Commission # GG 351654
My Comm. Expires Nov 1, 2023
Bonded through National Notary Assn.

File #: 2023-3563

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Amanda Reves, 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 10-27-2023 (date of document).

Affiant Signature

Oct. 30, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 30 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:04/06/2025

NOTARY'S SEAL



Prepared for Recording By & Return To:
Tennessee Law Center, PLLC
902 S Cooper Street
Memphis, TN 38104
(901) 545-5225