Karen Johnson Davidson County
Batch# 1069283 DEEDWARR
11/07/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20231107-0087046

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. EM-23-5508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

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
Stephanie Corbin as to a 40% undivided interest and New Vision Trust Co CFBO Shaun Corbin SEP IRA as to a 60% undivided interest	NEW OWNER	
(NAME)	(NAME)	
125 Prospect Hill	2082 Hampshire Pike	116-08-0F-125.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Columbia, TN 38401	
(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, **Leslie Sax, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Corbin as to a 40% undivided interest and New Vision Trust Co CFBO Shaun Corbin SEP IRA as to a 60% undivided interest, as tenants in common**, 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. 125 on the Plan of Sugartree, Phase 3 (Revised) of record in Plat Book 5050, Pages 67 through 71, as amended in Book 5162, Page 632, Book 5169 Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Book 5450, Page 55, and corrected amendment in Book 5453, Page 643, 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 Leslie Sax by Warranty Deed from Bret L. Perisho and Rebecca S. Vemer Perisho, husband and wife, of record in Instrument No. 20130909-0094905, Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 09, 2013.

This is property more commonly known as 125 Prospect Hill, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 3rd day of November, 2023.

Leslie Sax by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Leslie Sax, and that this instrument was executed on behalf of the said Leslie Sax for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book ___202311070087045___, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 3rd day of November 2023.

Notary Public

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 November 7th, 2023.

Affiant

Date: 11/7/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 7th day of November, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY