WARRANTY DEED

Karen Johnson Davidson County
Batch# 1083881 DEEDWARR
12/19/2023 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20231219-0097833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/13/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnold Todd Yarger	New owner	
(NAME) 1021 D Elvira Ave.	(NAME) 1021 D. Elvira Ave.	072-06-1O-004.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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, **Southern Legacy Companies, LLC, a Tennessee limited liability company, formerly known as Southern Legacy Homes, LLC, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arnold Todd Yarger, unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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 No. 4 aka PE4 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Elvira Village, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181128-0116064, and being shown on Plat attached thereto as Exhibit "C", 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 Southern Legacy Homes LLC, a Tennessee limited liability company by Warranty Deed from Advanced Equity LLC of record in Instrument No. 20181211-0120334 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 11, 2018. *Southern Legacy Homes, LLC is now known as Southern Legacy Companies, LLC. Affidavit of Name Change is of record at Instrument No. 202312190097832 in said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1021 D Elvira Ave Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 15th day of December, 2023.

Southern Legacy Companies, LLC, a Tennessee limited liability company, formerly known as Southern Legacy Homes, LLC, a Tennessee limited liability company

Authorized agent

Callie Loewen, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Callie Loewen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of **Southern Legacy Companies, LLC, a Tennessee limited liability company, formerly known as Southern Legacy Homes, LLC, a Tennessee limited liability company**, the within named bargainor, a Limited Liability Company, and that such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Southern Legacy Companies, LLC, a Tennessee limited liability company, formerly known as Southern Legacy Homes, LLC, a Tennessee limited liability company.**

WITNESS my hand and official seal at office this 15th day of December, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/9/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 December 15, 2023.

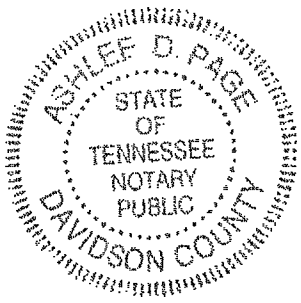
Affiant Signature

12/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of December, 2023.

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2024