WARRANTY DEED

Karen Johnson
Batch # 1086304
12/28/2023 02:31:20 PM
Fees: $13.00 Taxes: $521.70

Davidson County
DEEDWARR
2 pgs

20231228-0099826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Muse McFadden LLC **Fidelis Investment Group LLC**	**New Owner**	
(NAME) **5810 SHELBY OAKS DR**	(NAME)	**075-12-0A-008.00-CO**
(ADDRESS) **Memphis, TN 38134**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LESLIE E. LEFF AND WIFE, BEATRICE B. LEFF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSE MCFADDEN LLC AND FIDELIS INVESTMENT GROUP LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 on the Plan of Revised Plan of Cedar Creek, Phase One of record in Plat Book 6900, Page 848, 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 E. Leff and wife, Beatrice B. Leff by Warranty deed from Kyra Ingemansson, unmarried, Nils A.H. Ingemansson and wife, Delores J. Ingemansson of record in Instrument No. 20040413-0041485 Register's Office for Davidson County, Tennessee, dated March 30, 2004 and recorded on April 13, 2004. (Value of consideration shown in aforementioned deed $81,500.00.)

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 770 and 771, revised in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6763, Page 217, Book 7768, Page 238 and amended in Book 7945, Page 901 and Book 7213, Page 973, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Cedar Creek Homeowner's Association of record in Book 8414, Page 69 and Book 7768, Page 258, in the Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Leslie E. Leff and Beatrice B. Leff, husband and wife, trustor, to American Title Company, Inc, trustee, for the benefit of Full Spectrum Lending, Inc, beneficiary, to secure a note in the original amount of $ 83,000.00 secured thereby, dated March 29, 2004, and recorded on April 13, 2004, of record as Instrument Number 20040413-0041486, Register's Office for Davidson County, Tennessee.
- Substitution of Trustee recorded on August 19, 2008 of record in Instrument Number 20080819-0085017, in the Register's Office for Davidson County, Tennessee.
- Assignment of Deed of Trust recorded on July 24, 2015 of record in Instrument Number 20150724-0072701, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Scotts Creek Dr, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 27th DAY OF DECEMBER, 2023.

Leslie E. Leff

Beatrice B. Leff

Beatrice B. Leff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE E. LEFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEATRICE B. LEFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212