Karen Johnson Davidson County
Batch# 1088704 DEEDWARR
01/05/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240105-0001027

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10334-24B

ADDRESS NEW OWNER:
John Wilson
520 Foundry Drive
Nashville, TN 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Legacy Home Loans, LLC DBA Steadfast Mortgage
1036 Stearman Drive
White House, TN 37188

Parcel ID:
090-12-0-317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Purple Doors, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **John Wilson and Kayla Wilson, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Foundry Heights Subdivision, Section One, of record in Book 3600, Page 16, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Purple Doors, LLC, a Tennessee Limited Liability Company by deed dated May 26, 2022 from Debra Henson, recorded June 2, 2022, in Instrument Number 20220602-0063693, Register's Office for Davidson County, Tennessee.

This is improved property known as 520 Foundry Drive, Nashville, TN 37209. Possession is to be given on December 29, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29th day of December, 2023.

Purple Doors, LLC, a Tennessee Limited Liability Company

By: _____
Corey Lavinder, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF Sullivan

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Corey Lavinder** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Executive Manager of Purple Doors, LLC,** the within named bargainor, a limited liability company, and that he as such **Chief Executive Manager**, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such **Chief Executive Manager**.

WITNESS my hand and official seal at office this 29th day of December, 2023.

Audrey Willis Turnage
NOTARY PUBLIC

AUDREY WILLIS TURNAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN
MY COMM. EXPIRES 11/21/2026

My Commission Expires: 11/21/2026

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$415,000.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 29th day of December, 2023.

Audrey Willis Turnage
NOTARY PUBLIC

My Commission Expires:

AUDREY WILLIS TURNAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN
MY COMM. EXPIRES 11/21/2026

True Copy Certification

I, John W. Bishop, 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 this the 29 day of December, 2023.

Affiant Signature
Date 12/29/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026