398

Karen Johnson
Batch # 1089354
01/08/2024 01:26:57 PM
Fees: $13.00 Taxes: $2,273.65
20240108-0001533

Davidson County
DEEDWARR
2 pgs

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $614,500.00.

Joseph Leonard
Affiant

Subscribed and sworn to before me, this 4th day of January, 2024.

Notary Public

My commission expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY OF DAVIDSON POSTON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joseph Leonard	Legends Bank	**091-06-2J-010.00**
1217 Nations Drive	310 N First Street	
Nashville, TN 37209-2681	Clarksville, TN 37040	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hadley Bauer, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joseph Leonard, `single`

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 10, as established in Declaration of Covenants, Conditions and Restrictions of the Treaty Oaks Cottages, Phase II, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190228-0018401, as amended in Instrument No. 20190404-0030656 and Instrument No. 20200904-0101333, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hadley Bauer, a single woman by Warranty Deed from Dustin R. Lemasters, an unmarried man of record in Instrument No. 20210914-0123161 Register's Office for Davidson County, Tennessee, dated September 8, 2021 and recorded on September 14, 2021.

This is improved property known as **1217 Nations Drive, Nashville, TN 37209.**

LTC

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of December, 2023.

Hadley Bauer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Hadley Bauer, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of December, 2023.

Notary Public
My Commission Expires: May 7, 2027



Lenders Title Company File No. 23-001249-524

LTC