Karen Johnson Davidson County
Batch# 1099637 DEEDWARR
02/09/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20240209-0009244

WARRANTY DEED

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$412,500.00**

Affiant

Subscribed and sworn to before me, this the 9th day of February, 2024.

Notary Public

My commission expires: 08-24-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Legacy South, LLC, a Tennessee limited liability company	**Legacy South, LLC, a Tennessee limited liability company**	**Map 102-04-0 Parcel 198.00**
2405 Dickerson Pike	**2405 Dickerson Pike**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Berger Graves, IV, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Legacy South, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 767 on the Plan of Charlotte Park, Section 22, of record in Plat Book 3700, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Berger Graves, IV, by Warranty Deed dated September 4, 2020, from John Thomas Temple and wife, Donna R. Temple, of record in Instrument No. 20200908-0101980, Register's Office for Davidson County, Tennessee.

Anne McGraw, spouse of the above named David Berger Graves, IV, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 3700, Pages 67 and 68, said Register's Office and all matters as set forth therein; 2) Agreement regarding sewerage system of record in Book 2593, Page 566, said Register's Office; and 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **428 Mercomatic Drive, Nashville, TN 37209**

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 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, its successors 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 **9th** day of **February, 2024.**

David Berger Graves IV

David Berger Graves, IV

Anne McGraw

Anne McGraw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Berger Graves, IV and Anne McGraw,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **February, 2024.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026



Certificate of Authenticity

I, Lisa Farris, 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 02-09-2024.

Date

Lisa Farris

Affiant Signature

02-09-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of 02, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY