THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447594**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2024. Notary Public My Commission Expires: 10/4/2027

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1141153
05/31/2024 10:32:12 AM
Fees: $13.00 Taxes: $4,440.00
Davidson County
DEEDWARR
2 pgs
20240531-0040425

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kaissling A. Anderson and Max Glenn Anderson 4120 Legend Hall Drive Nashville TN 37215	FirstBank 722 Columbia Avenue Franklin, TN 37064	Tax Parcel ID No. 131 01 0A 153.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Gregg, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaissling A. Anderson and Max G. Anderson, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4120 on the Plan of A RESUBDIVISION OF LEGEND HALL, A PLANNED RESIDENTIAL DEVELOPMENT, a Horizontal Property Regime, as of record in Book 4860, Page 40; Book 5200, page 275, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert A. Phillips, Jr. and wife, Barbara D. Phillips, by Warranty Deed from Ed Settle, M.D. and wife, Cecile M. Settle, of record in Instrument No. 20080604-0057121, in the Register's Office of Davidson County, Tennessee, dated May 29, 2008, and recorded on June 04, 2008. The said Robert A. Phillips, Jr. died on April 13, 2023, vesting Barbara D. Phillips as the surviving tenant by the entirety.

The said Barbara D. Phillips died, testate, as a resident of Davidson County, Tennessee on March 16, 2024. The Last Will and Testament of Barbara Davis Phillips, dated January 23, 2024 (the "Will"), was admitted to probate on April 14, 2024, under Docket Number 24P764 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

Further, being the same property conveyed to William J. Gregg, Jr. by Executor's Deed from William J. Gregg, Jr., Executor of the Estate of Barbara Davis Phillips, deceased, of record in Instrument No. 20240503-0032447 Register's Office for Davidson County, Tennessee, dated April 21, 2024 and recorded on May 03, 2024. Subject property has never been the principal residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF LEGEND HALL, A PLANNED RESIDENTIAL DEVELOPMENT, as recorded in Plat Book 5200, Page(s) 275 and amended from Plat Book 4860, Page 40.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030612-0081622, amendment recorded in Instrument No. 20030815-0118252.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Legend Hall Condominium of record in Book 4934, Page 15, as amended in Book 5903, Page 27, Book 7117, Page 22, Book 8155, Page 382; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 4120 Legend Hall Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2024.

William J. Gregg Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Gregg Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2024.

Notary Public

My Commission Expires: _____

