Karen Johnson Davidson County
Batch# 1161364 DEEDWARR
07/24/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20240724-0055996

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $790,000.00 Affiant Subscribed and sworn to before me, this the 23rd day of July, 2024 Notary Public My Commission Expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Matthew Mart and Catherine Mart	**Fifth Third Bank, National Association**	155-16-0A-346.00 CO
7048 Meadow Ridge Circle	**5001 Kingsley Drive, MD: 1MOBA8**	
Nashville, TN 37221	**Cincinnati, OH 45227**	

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,

Kevin D. LeGate and wife, Rebecca L. LeGate

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

Matthew Franklin Mart and Catherine Joyce Mart, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 100, Traceside, Section 9, a Planned Unit Development, of record in Instrument No. 20000103-0000455 and in Instrument No. 20000103-0000456, 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 Kevin D. LeGate and wife, Rebecca L. LeGate by Warranty Deed from Martin G. Fine and wife, Jill S. Greenstein-Fine, dated 8/30/2010 and recorded 9/2/2010 in Instrument No. 20100902-0069759, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions of record in Book 9236, Page 504, as Amended and Restated in Book 9435, Page 493, and further amended in Book 9677, Page 675; HOA Charter in Book 9668, Page 894; By-Laws in Book 9668, Page 899; Conveyance of Section Nine Common Area in Instrument No. 20000329-0031447Right-of-Way Deed of record in Book 3533, Page 299; Water Line Easement in Book 9306, Page 279; Agreement for Dedication of Public Utilities Easement in Book 9443, Page 960; All matters shown on Boundary Plat in Book 7900, Page 705; All existing easements and all other matters shown on plat of record in Instrument No. 20000103-0000455 and Instrument No. 20000103-0000456, Register's Office for Davidson County, Tennessee.

This is improved property known as 7048 Meadow Ridge Circle, Nashville, TN 37221

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 said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 23rd day of July, 2024

Kevin D. LeGate

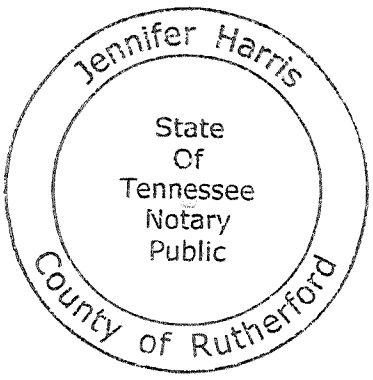
Rebecca L. LeGate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2024, before me personally appeared Kevin D. LeGate and Rebecca L. LeGate, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at Nashville, TN, this 23rd day of July, 2024.

Notary Signature
My commission expires: 9.21.2024



True Copy Certification

I, **Tonya Cherry,** 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 23 day of July, 2024.

Affiant Signature

Date 7/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

