WARRANTY DEED

Karen Johnson Davidson County
Batch# 1205456 DEEDWARR
11/14/2024 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,848.00
20241114-0088971

File #24-PA-0755-P

(SEAL)

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 $1,040,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Riley James Lovingood and Grace Garrott Lovingood	**New Owner**	
(NAME)	(NAME)	
755 Rodney Drive		**115 13 0 016.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAWRENCE LEIKIN, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RILEY JAMES LOVINGOOD AND GRACE GARROTT LOVINGOOD, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 203 on the Plan of WEST MEADE HILLS, SECTION EIGHT, as of record in Plat Book 3600, Page 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lawrence Leikin, married, by Warranty Deed from Cathy Werthan, Executrix of Estate of Beverly Ross, and Ferris Butler, devisee under the Last Will and Testament of Beverly Ross, of record in Instrument No. 20230719-0055705, in the Register's Office of Davidson County, Tennessee, dated July 18, 2023, and recorded on July 19, 2023.

Grantor does hereby affirm that said property has never been his primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE HILLS, SECTION EIGHT, as recorded in Plat Book 3600, Page(s) 61 and 62.

*Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 2927, Page 248.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3789, Page 119.

*Easement for Right of Way, recorded in Book 2692, Page 207; Book 2736, Page 23 and Book 2880, Page 103.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **LAWRENCE LEIKIN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **20241140088970**, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 755 Rodney Drive, Nashville, TN 37205.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 13th day of November, 2024.

Lawrence Leikin by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LAWRENCE LEIKIN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LAWRENCE LEIKIN**.

Witness my hand and official seal this **13th** day of **November**, **2024**.

Notary Signature
My Commission Expires: 07-06-26



True Copy Certification

I, **Pam Autry,** 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 13 day of November, 2024.

Affiant Signature

Date 11/13/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

