Karen Johnson Davidson County
Batch# 1205660 DEEDWARR
11/15/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20241115-0089271

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-08606

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tate Williams and Olivia Williams 4028 Farmingham Woods Drive Hermitage, TN 37076	NEW OWNER	087 05 0A 039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Legacy Holdings, LLC a Tennessee limited liabilty company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tate Williams and Olivia Williams, husband and wife,** hereinafter called the Grantees, their 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. 39, FINAL PLAT OF FARMINGHAM WOODS, PHASE I, as of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Legacy Holdings, LLC, by Quitclaim Deed from Steve Delaney, married, of record in Instrument No. 20160908-0094443, in the Register's Office of Davidson County, Tennessee, dated September 02, 2016 and recorded on September 08, 2016.

Being the same property conveyed to Steve Delaney, married, by Warranty Deed from Luke Medcalf and Nicole Medcalf, husband and wife, of record in Instrument No. 20120822-0075676, in the Register's Office of Davidson County, Tennessee, dated June 27, 2012 and recorded on August 22, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4028 Farmingham Woods Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of November, 2024

Legacy Holdings LLC, a Tennessee limited liabilty company

BY: _____
Steven T. Delaney
Cheif Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven T. Delaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Cheif Manager of Legacy Holdings LLC, a Tennessee limited liabilty company, a limited liability company, and that he is authorized by Legacy Holdings LLC, a Tennessee limited liabilty company to execute this instrument on its behalf as such Cheif Manager.

Witness my hand and seal at Mt. Juliet, Tennessee, this 13th day of November, 2024.

_____
Notary Public

My Commission Expires: _____

CHRISTY M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 11/13/24.

Affiant Signature – Joshua A. Terry

11/14/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 11/14/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27