WARRANTY DEED

Karen Johnson
Batch # 1218350
12/19/2024 11 25 14 AM
Fees $18 00 Taxes $1,258 00
20241219-0098696

Davidson County
DEEDWARR
3 pgs

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-TN-24-516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jordan Charles Legrand	**Servis First Bank**	
(NAME)	(NAME)	**071-01-0-029 00**
516 Yokley Drive	**2500 Woodcrest Place**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Birmingham, AL 35209**	
(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, **AARON LEVIN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN CHARLES LEGRAND, AN UNMARRIED MAN,** 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 9 on the plan of an unrecorded subdivision of the Hardin Yokley 22 61 acre tract located on Whites Pike described according to a copy of a survey thereof made by Z J Wilkinson surveyor, February 19, 1949, as follows

Said Lot No. 9 fronts 50 feet on the southerly side of Yokley Drive and runs back between parallel lines 150 feet, the northeast corner of said lot being located 349 feet westerly from the intersection of Yokley Drive and Old Matthews Road

Being the same property conveyed to Aaron Levin and Allen Levin, As Tenants in Common With The Right Of Survivorship by Warranty Deed from Fusion Investments of record in Instrument No 20120507-0039262, in the Register's Office for Davidson County, Tennessee, dated May 01, 2012 and recorded on May 07, 2012

Being the same property conveyed to Aaron Levin, a single man by Quitclaim Deed from Aaron Levin, a single man, and Allen Levin, a single man of record in Instrument No 20210624-0085353, in the Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on June 24, 2021

This conveyance is subject to
- Taxes for the year 2024 and subsequent years
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **516 Yokley Drive, Nashville, Tennessee 37207**

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 16th DAY OF DECEMBER, 2024.

Aaron Levin

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON LEVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2024

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kara Wall, 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 12/16/24.

Date

Affiant Signature

12/16/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of December, 2024.

Notary's Signature

My Commission Expires: 05/08/24

Date

Notary's Seal (if on paper)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028