THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1231119 DEEDWARR
01/28/2025 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $599.40
20250128-0006632

ADDRESS NEW OWNER
Ernest J.Phipps
501 Wilson Drive
Mt. Juliet, TN. 37122

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
075-07-0-218.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sarah Legnini, individual and Sarah Legnini, Administrator of the Estate of Jeffrey Leigh Legnini,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Trust dated May 20, 2011,** hereinafter called the Grantee, 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. 43-A, Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, & 48, Rachel's Square, Section Two, as of record in Plat Book 6250, Page 540, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey L. Legnini by Warranty Deed from Anna L. Campbell, dated November 17, 2004, of record in Instrument No. 20041122-0139789, Register's Office for Davidson County, Tennessee.

Jeffrey L. Legnini and Jeffrey Leigh Legnini are one and the same person.

Jeffrey Leigh Legnini died intestate on June 29, 2024. See Affidavit of Heirship of record in Instrument No. 20241112-0087540, Register's Office for Davidson County, Tennessee.

Sarah Legnini was appointed Administrator of the Estate of Jeffrey Leigh Legnini by Order Granting Petition to Open Intestate Estate and Appoint Administrator, Case No. 24P1901, of record in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

Seth Legnini Quitclaimed any and all of his interest in said property to Sarah Legnini by Quitclaim Deed dated October 28, 2024, of record in Instrument No. 20241125-0091721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6619, Page 777, the name is now Colony Downs as shown by an Amendment to the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 8030, Page 757; notes and restrictions as shown on the plat of record in Plat Book 6250, Page 540, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 540, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4343 Andrew Jackson Parkway 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 and assigns, forever; and we do covenant with the said Grantees 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 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 our hands this 27th day of January, 2025.

Sarah Legnini, Individually

Sarah Legnini, Administrator of the Estate of Jeffrey Leigh Legnini

STATE OF California
COUNTY OF _____

see attached notary jurat

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

Witness my hand and official seal this 27th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $162,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 10/2/2028

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
* WARRANTY DEED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On January 27, 2025 before me, Melanie Vaccarezza, Notary Public,
(here insert name and title of the officer)

personally appeared Sarah Legnini,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

MELANIE VACCAREZZA
Notary Public - California
San Francisco County
Commission # 2501633
My Comm. Expires Nov 3, 2028

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 January 27, 2025.

Lissa Groom
Affiant
Date: January 27, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25 day of January, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON