326,000.00

WARRANTY DEED

Karen Johnson
Batch # 1247748
03/19/2025 08 44 18 AM
Fees $18 00 Taxes $1,206 20

Davidson County
DEEDWARR
3 pgs

20250319-0019327

LB-LOH-25-3620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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)
Legacy On High LLC	**Same as New Owner**	
(NAME)	(NAME)	**050-10-0-124 00**
32 North Gould Street		
(ADDRESS)	(ADDRESS)	
Sheridan, WY 82801		
(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, **RYAN KENNETH HILL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEGACY ON HIGH LLC, A WYOMING LIMITED LIABILITY COMPANY,** 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. 31 on the Plan of Revised Section Two, Village by The Creek of record in Plat Book 5200, Page 784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Kenneth Hill, a married man by Warranty Deed from Jeffrey Sanderlin, an unmarried person, and Wanda Sanderlin, a married person of record in Instrument No. 20230714-0054232 Register's Office for Davidson County, Tennessee, dated July 12, 2023 and recorded on July 14, 2023. Katheryn Bustillos Quintela, spouse of Ryan Kenneth Hill, hereby joins in this conveyance and does transfer and convey any and all marital interest Katheryn Bustillos Quintela may have in and to the above-described tract or parcel of land.

This conveyance is subject to.
• Taxes for the year 2025, a lien not yet due and payable
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee
• Restrictions of record in Book 6291, Page 402, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• A Deed of Trust by Ryan Kenneth Hill, a married man, trustor, to Yale Riley, trustee, for the benefit of Rocket Mortgage, LLC, beneficiary, to secure a note in the original amount of $ 321,784.00 secured thereby, dated July 12, 2023, and recorded on July 14, 2023, of record as Instrument Number 20230714-0054233, Register's Office for Davidson County, Tennessee.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3620 Village Trail, 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 4th DAY OF MARCH, 2025.

Ryan Kenneth Hill

Ryan Kenneth Hill

Katheryn Bustillos Quintela

Katheryn Bustillos Quintela

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN KENNETH HILL 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2025.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERYN BUSTILLOS QUINTELA 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2025.

Notary Public
My Commission Expires 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

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

I, Lauren Largent, 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 3/4/25 (date of document).

Affiant Signature

Date 3/4/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY