WARRANTY DEED

Karen Johnson
Batch # 1271589
05/09/2025 03 16 46 PM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20250509-0036793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM 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 Property Investors, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**148-10-0-092 00**
825 S Church St, #330387		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37133		
(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, **LAQUETA BRODIE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEGACY PROPERTY INVESTORS, LLC, A TENNESSEE 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 18 on the Map of Blanchard Heights, as of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No 18 fronts 133.34 feet on the westerly side of Keeley Drive, as shown by Surveyor's Certificate of Correction of record in Book 2926, Page 116, and extends back 270 3 feet on the northerly line and 246.31 feet on the southerly line to a dead line in the rear on which it measures 148 31 feet

Being the same property conveyed to Barbara Jean Hogan, an unmarried woman by Warranty Deed from Hector H Vera, married of record in Instrument No. 20160201-0009478 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 01, 2016

Being the same property conveyed to Barbara Jean Hogan and Laqueta Brodie, both unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Barbara Jean Hogan, unmarried of record in Instrument No. 20210201-0014206 Register's Office for Davidson County, Tennessee, dated January 31, 2021 and recorded on February 01, 2021

Barbara Jean Hogan died on or about May 4, 2020, leaving Laqueta Brodie the surviving tenant

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 2663, Page 62 and 63 and Certification of Correction is recorded in Book 2926, Page 116, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2795, Page 99, 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
- Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage of record in Book 6380, Page 320, in the 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. **3933 Keeley Drive, Nashville, Tennessee 37211**.

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 2nd DAY OF MAY, 2025

Laqueta Brodie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAQUETA BRODIE, 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 2nd of May, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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