Karen Johnson Davidson County
Batch # 1273478 DEEDWARR
05/15/2025 09 32 38 AM 2 pgs
Fees $13 00 Taxes $4,272 17

20250515-0038206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,154,640.00** (One Million One Hundred Fifty Four Thousand Six Hundred Forty)

AFFIANT

Subscribed to and sworn before me this 14th day of May, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Legacy Homes of TN, LLC 127 SE Parkway Court Franklin, TN 37064	SAME AS NEW OWNER	131-08-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **NATHAN O'NEIL CASEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY ANN RINGO MOORE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LEGACY HOMES OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT

Being Lot No. 56 on the Map of Duncanwood a of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 105 feet on the Southerly side of Duncanwood Drive and runs back 183.2 feet on the Easterly line and 211.6 feet on the westerly line to a deadline in the rear, measuring 179 feet thereon.

Being the same property conveyed to William Lewis Moore and wife, Mary Ringo Moore by Warranty Deed from Herold A. Daniel and wife, Juanita F. Daniel of record in Book 4157, page 522, Register's Office for Davidson County, Tennessee, dated July 27, 1967 and recorded on August 01, 1967.

Being the same property conveyed to Mary Ringo Moore by Quitclaim Deed from William Lewis Moore of record in Book 8024, page 787, Register's Office for Davidson County, Tennessee, dated January 02, 1990 and recorded on January 12, 1990. Mary Ringo Moore a/k/a Mary Ann Ringo Moore having since died August 1, 2024, leaving a Last Will and Testament admitted to probate in Docket No. 24P1748, wherein Nathan O'Neil Casey was named and appointed as Personal Representative of the Decedent's estate, with power to sale of real property being expressly conferred upon the Personal Representative pursuant to the Will and pursuant to the Order To Approve Contract to Sell Real Property in Docket No. 24P1748, in the Seventh Circuit Court for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as. **1135 DUNCANWOOD DRIVE** **NASHVILLE, TN 37204**

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. Whenever 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, this 14th day of May, 2025

Estate of Mary Ann Ringo Moore

Nathan O'Neil Casey, personal representative

By: Nathan O'Neil Casey, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me , the undersigned, a Notary Public in and for said County and State, the within named Nathan O'Neil Casey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Personal Representative of the Estate of Mary Ann Ringo Moore, and in his capacity as such Personal Representative, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal the 14th day of May, 2025.

Notary Public

Commission Expires: _____

JEFFREY M GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY