Karen Johnson Davidson County
Batch# 1289853 DEEDWARR
06/25/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20250625-0050000

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-21-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michelle Leopard	Same	075-07-0-218.00
(NAME)	(NAME)	
4343 Andrew Jackson Parkway		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, Ernest J Phipps Revocable Trust dated May 20,2011, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michelle Leopard**, a single woman, hereinafter called the GRANTEE(S), his/her/their 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, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Jeffrey L. Legnini, their successors and assigns by Warranty Deed from Anna L. Campbell, unmarried, dated 11/17/2004, of record in Instrument No. 20041122-0139789, Register's Office for Davidson County, Tennessee.

The said Jeffrey L. Legnini, died intestate on 06/29/2024, reference is further made to Affidavit of Heirship as to the heirs at Law of Jeffrey L. Legnini 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.

Being the same property conveyed to Sarah Legnini, her heirs and assigns by Quitclaim Deed from Seth Legnini, dated 10/28/2024, of record in Instrument No. 20241125-0091721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Trust dated May 20, 2011, by Warranty Deed from Sarah Legnini, individual and Sarah Legnini, Administrator of the estate of Jeffrey Leigh Legnini, dated 01/27/2025, of record in Instrument No. 20250128-0006632, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4343 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 24th day of June, 2025.

Ernest J Phipps Revocable Trust dated May 20, 2011

By: Ernest J. Phipps, Trustee
Ernest J. Phipps, Trustee

State of Tennessee
County of WILSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Trust dated May 20, 2011 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor and that he executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 20th day of June, 2025.

Tracey Trumphour
Notary Public:

My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 24, 2025.

J. Carlton Drumwright

June 24, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 24, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY