Name and Address of New Owner:
Emily Hughes and Daniel Ledbetter

Send Tax Bills To: NEW OWNER
Emily Hughes and Daniel Ledbetter
1602 BOSCOBEL ST.
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 1297154 DEEDWARR
07/14/2025 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $2,367.63
20250714-0055231

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 083-13-0-485.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jay A. Legenhausen and Eileen M. Legenhausen, Co-Trustees of the Legenhausen Family Trust U/A/D 07/21/2007**, "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Daniel Ledbetter & Emily Hughes, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 350 on the Plan of Edgefield Land Co's Second or Spring Subdivision, of record in Plat Book 57, Page 152, 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 Jay A. Legenhausen and Eileen M. Legenhausen, Co-Trustees of The Legenhausens Family Trust U/A/D 07/21/2007, by Warranty Deed from David J. Palaia (37% Interest) and wife, Hillary T. D. Palaia (63% interest) of record in Instrument No. 20130701-0067462 Register's Office for Davidson County, Tennessee, dated June 26, 2013 and recorded on July 1, 2013.

Being improved property known as 1602 Boscobel Street, Nashville, Tennessee, 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 2nd day of July, 2025.

Jay A. Legenhausen and Eileen M. Legenhausen,
Co-Trustees of the Legenhausen Family Trust
U/A/D 07/21/2007

By: Jay A. Legenhausen, Trustee (SEAL)
Jay A. Legenhausen, Co-Trustee

By: Eileen M Legenhausen, Trustee (SEAL)
Eileen M. Legenhausen, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jay A. Legenhausen and Eileen M. Legenhausen, Co-Trustees of Jay A. Legenhausen and Eileen M. Legenhausen, Co-Trustees of the Legenhausen Family Trust U/A/D 07/21/2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2025.

Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $639,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of July, 2025.

Notary Public
My commission expires: 11-08-28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-25-4058

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/2/25 (date of document).

Affiant Signature

7/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of July, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26