WARRANTY DEED

Karen Johnson Davidson County
Batch # 1298513 DEEDWARR
07/17/2025 03 02 48 PM 2 pgs
Fees $13 00 Taxes $1,200 06

20250717-0056574

W-ER-25-3620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,340.39.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

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)
The 3620 Village Trail Title Holding Trust, dated July 11, 2025	**NEW OWNER**	
(NAME)	(NAME)	**050-10-0-124.00**
39 Halsey Drive		
(ADDRESS)	(ADDRESS)	
Old Greenwich, CT 06870		
(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, **LEGACY ON HIGH LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE 3620 VILLAGE TRAIL TITLE HOLDING TRUST, DATED JULY 11, 2025,** 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

Being the same property conveyed to Legacy On High LLC, a Wyoming Limited Liability Company by Warranty Deed from Ryan Kenneth Hill of record in Instrument No. 20250319-0019327 Register's Office for Davidson County, Tennessee, dated March 04, 2025 and recorded on March 19, 2025.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- 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.
- 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 11th DAY OF JULY, 2025.

Legacy On High LLC

BY: _____

Jason Murillo
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JASON MURILLO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of LEGACY ON HIGH LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as SOLE MEMBER.

Witness my hand and official seal, this the 11th of July, 2025.

_____

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



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