WARRANTY DEED

File #2025071300

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: 3·20·28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Jason Tims and Jessica Cobb Tims	NEW OWNER	104-07-0-103.00
(NAME)	(NAME)	
2810 Belcourt Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brady Steven Legens and Brynne Legens, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Jason Tims and Jessica Cobb Tims, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 15 of Block 2 on the Plan of Plan of FairFax Place of record in Plat Book 547, Page 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 60 feet on the North side of Belcourt Avenue and runs back between parallel lines 158.38 feet to a dead line in the rear.

Being the same property conveyed to Brady Steven Legens and Brynne Legens, husband and wife by Warranty Deed from Christopher Michael Cox, executor of the Estate of Barbara Ann Shannon Cox and Christopher Michael Cox and Elizabeth Shannon McMackin, Individually of record in Instrument No. 20210212-0020329 Register's Office for Davidson County, Tennessee, dated February 05, 2021 and recorded on February 12, 2021.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 547, Page 137 and 138, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 723, Page 793, 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.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☐
This is improved ☒ property, known as **2810 Belcourt Avenue, Nashville,TN,37212**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Karen Johnson Davidson County
Batch# 1317784 DEEDWARR
09/03/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20250903-0070232

Witness our hands this 26 day of August, 2025.

Brady Steven Legens

Brynne Legens

STATE OF ~~TENNESSEE~~ NC

COUNTY OF ~~RUTHERFORD~~ Cumberland

Before me, the undersigned Notary Public, personally appeared Brady Steven Legens and Brynne Legens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 25 day of August, 2025.

Commission expires:

Notary Public

LOLA A LEWIS
NOTARY PUBLIC
Cumberland County
North Carolina
My Comm. Expires 6/18/2025

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/25/2025. (date of document).

Affiant Signature

8/29/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

