Karen Johnson Davidson County
Batch# 1346509 DEEDWARR
11/14/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251114-0091129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of November, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11/14/2028

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

2025-09-3352

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Patricia A. LeCroy and Michael H. LeCroy 601 Old Hickory Boulevard #75 Brentwood, TN 37027	NEW OWNER	Map/Parcel 171-03-0B-271.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allen Armstrong and Vivian Armstrong, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia A. LeCroy and Michael H. LeCroy, wife and husband**, hereinafter called the GRANTEE, his/her/their/its 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, and being all of Unit No. 33, A Horizontal Property Regime (Private Element) Phase Two, Section Seven, Townhomes of Fredericksburg, according to survey and plat of same appearing of record in Book 9700, page 957, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Allen Armstrong and Vivian Armstrong, husband and wife by Warranty Deed from Alan W. Moltz, Trustee of the Alan W. Moltz Living Trust of record in Instrument No. 20210413-0048981 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 05, 2018.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien now due and payable but not yet delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 601 Old Hickory Boulevard, #75, Brentwood, TN 37027.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 12 day November, 2025.

Allen Armstrong

Vivian Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of November, 2025, before me personally appeared Allen Armstrong and Vivian Armstrong, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of November, 2025.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/12/2025.

Date

Affiant Signature

11/12/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of November, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

