Karen Johnson Davidson County
Batch# 1400284 DEEDWARR
04/01/2026 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260401-0026078

Name and Address of New Owner:
Michelle Webb
3001 Hamilton Church Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 163 04 0A 112.00

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, **Legacy Housing Group, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michelle Webb, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 112, Hamilton Crossings Townhomes, as described in Instrument No. 20040212-0016945, said Register's Office, amended in Instrument No.20050701-0075731, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Legacy Housing Solutions, LLC, by Quitclaim Deed from Legal Housing Solutions, LLC, a Tennessee Limited Liability Company, dated October 29, 2020, of record in Instrument No. 20201110-0132232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as: 3001 Hamilton Church Road, Antioch, TN 37013

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2026.

Legacy Housing Group, LLC, a Tennessee Limited Liability Company

By: _____
Emmanuel Akinyele, Member

By: _____
Kimberly Akinyele, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Emmanuel Akinyele and Kimberly Akinyele, Members of Legacy Housing Group, LLC, 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 Member and Member of Legacy Housing Group, LLC, the within named bargainor, a Limited Liability Company, and that such Emmanuel Akinyele and Kimberly Akinyele, Members of Legacy Housing Group, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of March, 2026.

GREGG FAIRBANKS NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature

My commission expires: 11.5.29

AFFIDAVIT OF VALUE

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 $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Sworn to and subscribed before me this 31st day of March, 2026.

_____
Notary Signature
My commission expires:

CASSIE ANNE STARLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-12-2029

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 3/31/2026.

Date

Affiant Signature

3/31/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of March 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2026