Karen Johnson Davidson County
Batch# 309738 DEEDWARR
11/01/2019 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20191101-0112804

#35088

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023141

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2019.

Notary Public My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenney Ayer Petrikin 3704 Whitland Avenue Nashville TN 37205	New Owner 3704 Whitland Ave Nashville TN 37205	Tax Parcel ID No. 104-09-0-196.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Jane Maples Taylor and husband, Larry Jerome Taylor,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenney Ayer Petrikin, an unmarried person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Easterly 65 feet of Lot No. 7 and the Westerly 35 feet of Lot No. 8 in Block "B" on the Map of the Whitland Realty Company's Subdivision of record in Book 332, Page 141, Register's Office for said County.

Said parts of said Lot No. 7 and 8 front together 100 feet on the Northerly side of Bowling or Whitland Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to D.G. Maples, Jr. and wife, Stella Hite Maples by deed dated August 20, 1954 from Francis K.W. Drury, a widower, of record in Book 2295, page 460, Register's Office for Davidson County, Tennessee. The said D.G. Maples having since died on December 10, 1980 leaving Stella Hite Maples as surviving tenant by the entirety. By Deed dated September 8, 1983 of record in Book 6222, page 57, Register's Office for Davidson County, Tennessee, Stella Hite Maples, a widow, conveyed a one-half (1/2) undivided interest in subject property to Betty Jane Maples Taylor and husband, Larry Jerome Taylor. The said Stella Hite Maples having since died on September 12, 2011 leaving a Last Will and Testament filed for Probate in Docket No. 13P1668, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Betty Jane Maples Taylor and David Gilbert Maples, III. By Quitclaim Deed dated April 10, 2012 of record in Instrument No. 20120417-0032831, Register's Office for Davidson County, Tennessee, David Gilbert Maples, III and Betty Jane Maples Taylor conveyed their one-half (1/2) undivided interest to Betty Jane Maples Taylor and husband, Larry Jerome Taylor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2019.

Betty Jane Maples Taylor

Larry Jerome Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty Jane Maples Taylor and Larry Jerome Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

