NEW OWNER:
Jennifer Elkins
2804 Elliott Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-382

MAP & PARCEL
053-12-0-100.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 498380 DEEDWARR
10/19/2020 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20201019-0121391

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($235,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jeffrey S. Taylor, unmarried,** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Jennifer Elkins, a single woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being the Northwesterly 45 feet of the Southerly 100.75 feet of Lots Nos. 21 and 22 of Block 5 on said plan. Said part of said Lots Nos. 21 and 22 front 45 feet, more or less, on the Southwesterly side of Elliott Drive and extends back between parallel lines 100 feet to the Northeasterly line of Lot No. 20.

For identification purposes, this is the same property known as Pt. of Lot 21 and 22, Block 5, Dabbs and Elliott Subdivision of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey S. Taylor by Warranty Deed from Equity Trust Company Custodian FBO Bethany Burkhardt and FBGM, LLC 80% undivided interest of record in Instrument No. 20180515-0046360 Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on May 15, 2018.

Being also known as 2804 Elliott Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12th day of October, 2020.

Jeffrey S. Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Jeffrey S. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of October, 2020.

Shelly Raines

NOTARY PUBLIC

My commission expires: 02/27/2024

SHELLY RAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

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The actual consideration or value, whichever is greater, for this transfer is $**235,000.00**.

AFFIANT

Sworn to **and subscribed** to before me this 12th day of October, 2020.

NOTARY PUBLIC

My commission expires: 02/27/2024

SHELLY RAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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