Prepared by:
Horton, Ballard and Pemerton PLLC
735 Broad Street Suite 306
Chattanooga, TN 37402

Owner(s):
TaylorMade Contracting, LLC
116B Archwood Dr
Madison, TN 37115

Send Tax Bills To: Same as New Owner

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/9/2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/24

WARRANTY DEED

THIS INSTRUMENT made and entered into this 5th day October , 2020, by and between Johnny F. Davis, a single man, hereinafter referenced as the "Grantor" or "Grantors" and TaylorMade Contracting, LLC, a Tennessee Limited Liability Company, hereinafter referenced as the "Grantee" or "Grantees":

WITNESSETH

For and in consideration of Ten Dollars ($10.00) cash in hand, the receipt of which is hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest, in and to the following described real estate:

Karen Johnson Davidson County
Batch# 499365 **DEEDWARR**
10/20/2020 02:08:32 PM 3 pgs
Fees: $18.00 Taxes: $869.50

20201020-0122171

Tax Id Number(s): 071 16 0 359.00

Land situated in the County of Davidson in the State of Tennessee

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUN[illegible] TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF TOM JOY SUBDIVISION, AS OF RECORD IN PLAT BOOK 3600, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Commonly known as: 1315 North 5th Street, Nashville, TN 37207-5515.

Being the same property conveyed to Johnny F. Davis, a single man, by deed dated June 30, 2011 of record in Deed Instrument/Case No. 20110707-0052086, in the County Clerk's Office.

Together with all and singular, the right, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs and assigns forever in fee simple.

And the said Grantor(s), her/him/themselves, their heirs, executors and administrators do hereby covenant with the Grantee(s), her/his/their heirs and assigns, that the Grantor(s) are lawfully seized in fee simple of the premises above conveyed, and that the Grantor(s) has full power, authority and right to convey the same; that said premises are free from all liens and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BL-20-1315

encumbrances, and that the Grantor(s) will forever warrant and defend the said premises and the title thereto against lawful claims of all persons, whomsoever.

This document was prepared with information furnished by the parties involved. The preparer makes no representation as to title or accuracy of the property description used herein. Legal description was taken from previous deed. No survey was obtained.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and affixed his/her seal the day and year first above written.

[Signatures on following pages]

Oct 9th

~~Sept~~ 5, 2020

GRANTOR – Johnny F. Davis

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public of said county and state Johnny F. Davis, the within named bargainer, with whom I am personally acquainted or who was proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal this 5th day of October, 2020.

NOTARY PUBLIC

My Commission Exp: 10-26-2021

DENICE LYTLE
Notary Public
State of Tennessee Wilson County
My Commission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON