This Instrument Prepared By:
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Karen Johnson Davidson County
Batch# 523626 DEEDWARR
12/03/2020 08:58:30 AM 5 pgs
Fees: $28.00 Taxes: $573.50
20201203-0140286

WARRANTY DEED

THIS DEED, made and entered into on this the 24th day of November, 2020, by and between **JOHN P. TAYLOR, a single man,** party of the first part, and **COREY LAVINDER,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property;

Land in Davidson County, Tennessee, being Lot No. 199 on the Map of Miro Meadows of record in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

And being the same property conveyed to John P. Taylor, a single man, by Warranty Deed dated May 22, 2015, from Armando Ramos and Faviola Hurtado De Ramos, husband and wife, which appears of record in the Office of the Register of Deeds for Davidson County, at Nashville, Tennessee, as Document No. 20150528-0048947.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Tax Map No. 120-02-0-007.00

Property Address: 1021 Aladdin Dr., Nashville, TN

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, his successors and assigns in fee simple forever.

The party of the first part covenants with the party of the second part that he is lawfully seized and possessed of the property herein described and hereby conveyed, that he has a good right and full authority to convey same, that the same is unencumbered; and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2020 are prorated and the payment is assumed by the party of the second part.

The remainder of this page is intentionally blank.

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, on the day and year first above written.

John P. Taylor

STATE OF TENNESSEE)
:ss
COUNTY OF SULLIVAN)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, JOHN P. TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of November, 2020.

Notary Public

My Commission Expires:
5/13/2024

BRIDGET HENDRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Corey Lavinder

Address: 530 Rosedale Ave

Nashville, TN 37211

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $155,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bridget Hendricks

Sworn to and subscribed before me this the 24 day of November, 2020.

Amy N. Shumate

Notary Public

AMY N. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY
MY COMMISSION EXPIRES AUGUST 25, 2021

My Commission Expires:
8/25/2021

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

TRUE COPY CERTIFICATION

I, Ashley Davis, 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 executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Personally appeared before me, Kimberly Vires, a notary public for this county and state, Ashley Davis, 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: 8-25-2021

KIMBERLY JO VIRES
STATE OF TENNESSEE
NOTARY PUBLIC
SULLIVAN COUNTY