Karen Johnson Davidson County
Batch# 544113 DEEDWARR
12/31/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20201231-0155317

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2873TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 374,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of December, 2020.

Notary Public

My Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Dialette Hayes 2001 Leeds Lane Nashville, TN 37221	**SAME AS NEW OWNER.**	141 05 0A 522.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Taylor and Tara Taylor, husband and wfie**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dialette Hayes, unmarried woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 2001 Leeds Lane Nashville, TN 37221, County of Davidson to wit:

Land in Davidson County, Tennessee being Lot No. 522 on the Plan of Avondale Park, Phase 3, Section 1 of record in Instrument No. 20140728-0066971 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason Taylor and Tara Taylor, husband and wife, by deed from NVR, Inc dated 01/09/2015 filed and recorded 01/12/2015 of record in Instrument No. 20150112-0003009, said Register's Office.

Tax Map and Parcel ID is as follows 141 05 0A 522.00CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2001 Leeds Lane, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of December, 2020.

Jason Taylor

Tara Taylor by Jason E. Taylor, Attorney in fact

Tara Taylor by Jason E. Taylor, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2020, before me personally appeared **Jason Taylor**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of December, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of December, 2020, before me personally appeared **Jason Taylor**,, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Tara Taylor**, and that said instrument was signed in behalf of the said **Tara Taylor**, by himself as attorney-in-fact.

Witness my hand and official seal at office this 10th day of December, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

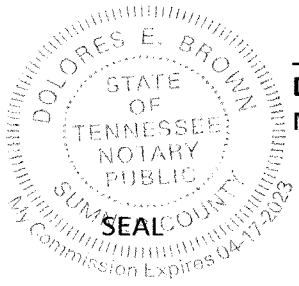
True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



SEAL

Dolores E. Brown
My Commission Expires: 4-17-2023