Karen Johnson Davidson County
Batch# 568596 DEEDWARR
02/04/2021 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $272.23
20210204-0016339

35926

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 35926-11-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $73,575.00.

Joseph E. Willis
Affiant

Subscribed and sworn to before me this 29th day of January, 2021.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paulette L. Taylor 5 Caitlins Court Baltimore, MD 21244	Paulette L. Taylor 5 Caitlins Court Baltimore, MD 21244	Map and Parcel No.: 016 00 0 299.00

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, Dorothy Helen Willis and husband, Joseph E. Willis (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Paulette L. Taylor ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at Crocker Springs Road, Goodlettsville, TN 37072.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 29th day of January, 2021.

Dorothy Helen Willis

Dorothy Helen Willis

Joseph E. Willis

Joseph E. Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothy Helen Willis and Joseph E. Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2021.

Notary Public
My Commission Expires:

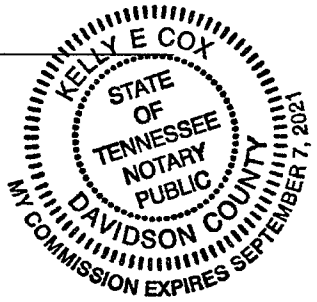


EXHIBIT "A"

Land in Davidson County, Tennessee, situated west of Crocker Springs Road and more particularly described as follows:

Beginning at an iron pin in the southeast comer of this tract, said pin also being the northwest corner of the Claude Wair, Jr. property as of record in Book 8298, page 784, Register's Office, Davidson County, Tennessee; thence with the common line with the Wright property S 43° 39' 42" W 374.14 feet to an iron pin, said pin being in the northern right of way of a 50 foot private road; thence with said road right of way N 42° 25' 20" W 17.46 feet to an iron pin; thence N 84° 33' 02" W 55.22 feet to an iron pin; thence S 76° 59' 10" W 105.58 feet to an iron pin; thence S 48° 52' 30" W 157.01 feet to an iron pin; thence S 21° 14' 48" W 349.49 feet to an iron pin; thence leaving said road along the common line with the Tyra property S 43° 40' 31" W 2411.54 feet to an iron pin; thence N 05° 06' 37" E 456.01 feet to an iron pin; thence N 38° 34' 24" E 3081.68 feet to an iron pin in the western line of the Claude Wair, Jr. lots; thence S 42° 15' 13" E 559.32 feet to the point of beginning, said tract containing 29.43 acres, more or less.

Being the same property conveyed to Dorothy Hellen Willis and husband, Joseph E. Willis, by Partition Deed, from Harry Alvin Newlin, of record in Instrument No. 20110329-0024062, in the Register's Office of Davidson County, Tennessee, dated March 17, 2011 and recorded on March 29, 2011.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.

2. General or special taxes and assessments required to be paid in the year 2021 and subsequent years; **PROVIDED, HOWEVER, that Grantors expressly retain and assume all obligation to pay "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. Sec. 67-5-1008.**

3. Easement for ingress/egress, recorded in Instrument No. 20110329-0024062.

4. Greenbelt application of record in Instrument No. 20120124-0006474. Rights or claims of parties in possession.

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:

