Karen Johnson Davidson County
Batch# 594055 DEEDWARR
03/17/2021 12:11:30 PM 7 pgs
Fees: $38.00 Taxes: $721.50
20210317-0035324

WARRANTY DEED

File #20585

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

1071595

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/12/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hauth	NEW OWNER	-052-05-0-126.00 &
(NAME)	(NAME)	052-05-0-1-127.00
503 Yale Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Edna Mai Taylor Poole, Helen R. Taylor Pennington, Robert Ray Taylor, William Randall Taylor, Wilfred Adolf Spicer, Jessica L. Millican, David Allen Fleming, Kenneth Eugene Fleming, Brenda F. Elins, Angela E. Breeden, John G. Street, Teresa Taylor Caldwell, Donna F. Ford, Johnny Eugene Taylor, Tammie Anderson, Dottie Jean Flansburg, Debbie A. Lattimore, Kevin Shane England, Michael Blik, Metta Rose Foley, Frankie Allen Taylor, Christy Lee Taylor Irwin, Reba Sherlene Spicer, Regina J. Taylor Estes Miller, Pamela Marlene Kent, and Glenna J. Manning, being all the heirs at law of Mary Dee Taylor,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Hauth, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 20 and 21 on the Revised Plan of part of Block "K" in the Power and Roth's Subdivision of Madison Park of record in Plat Book 974, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 20 and 21 fronts 50 feet on the Northerly side of Yale Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Percy U. Taylor and wife, Mary D. Taylor by Warranty deed from Lester Freeman and wife, Adelaide Freeman of record in Book 4326, page 77, Register's Office for Davidson County, Tennessee, dated April 09, 1969 and recorded on April 16, 1969. Percy U. Taylor, having since died in 1994, leaving Mary D. Taylor as surviving spouse under tenancy by the entirety. Mary D. Taylor having since died December 20, 1996 leaving the above listed heirs at law as stated in the Affidavit of Heirship recorded in Instrument No. 202103170035322, Register's Office for Davidson County, Tennessee. Daniel Heard executed this i Sherlene Spicer pursuant to the Power of Attorney, executed by Reba Sherlene Spicer, dated February 26, 2021 of record in Instrument No. 202103170035323, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 503 & 505 Yale Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 unencumbered, 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 4th day of March, 2021.

Edna Mai Taylor Poole
Edna Mai Taylor Poole

Helen R. Taylor Pennington
Helen R. Taylor Pennington

Robert Ray Taylor
Robert Ray Taylor

William Randall Taylor
William Randall Taylor

Wilfred Adolf Spicer
Wilfred Adolf Spicer

Jessica L. Millican
Jessica L. Millican

David Allen Fleming
David Allen Fleming

Kenneth E Fleming
Kenneth Eugene Fleming

Brenda F Elkins
Brenda F. Elins

Angela E. Breeden
Angela E. Breeden

John G. Street
John G. Street

Teresa T. Caldwell
Teresa Taylor Caldwell

Donna T Ford
Donna F. Ford

Johnny Eugene Taylor
Johnny Eugene Taylor

Tammie Anderson
Tammie Anderson

Dottie Jean Flansburg
Dottie Jean Flansburg

Debbie A. Lattimore
Debbie A. Lattimore

Kevin Shane England
Kevin Shane England

Michael Blik
Michael Blik

Metta Rose Foley
Metta Rose Foley

Frankie Allen Taylor
Frankie Allen Taylor

Christy Lee Taylor Irwin
Christy Lee Taylor Irwin

Reba Sherlene Spicer by: Daniel Heard, attorney in fact
Reba Sherlene Spicer by Daniel Heard, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Edna Mai Taylor Poole, Helen R. Taylor Pennington, Robert Ray Taylor, William Randall Taylor, Wilfred Adolf Spicer, Jessica L. Millican, David Allen Fleming, Kenneth Eugene Fleming, Brenda F. Elins, Angela E. Breeden, John G. Street, Teresa Taylor Caldwell, Donna F. Ford, Johnny Eugene Taylor, Tammie Anderson, Dottie Jean Flansburg, Debbie A. Lattimore, and Kevin Shane England**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2021.

My commission expires: 12-21-24 Joyce Jordan
Notary Public

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, , **Michael Blik, and Metta Rose Foley** , with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2021.

My commission expires: 12-21-24 Joyce Jordan
Notary Public

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Christy Lee Taylor Irwin and Frankie Allen Taylor**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2021.

My commission expires: 12-21-24 Joyce Jordan
Notary Public

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Reba Sherlene Spicer** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Reba Sherlene Spicer**, and is authorized by **Reba Sherlene Spicer** to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of March, 2021.

My Commission Expires: 12-21-24 Joyce Jordan
Notary Public

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

In witness my hand this 4th day of March, 2021.

Regina J. Taylor Estes Miller

Regina J. Taylor Estes Miller

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Regina J. Taylor Estes Miller, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2021.

My commission expires: 12-21-24 Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

In witness my hand this 3rd day of March, 2021.

Pamela Marlene Kent

Pamela Marlene Kent

STATE OF West Virginia

COUNTY OF Kanawha

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Pamela Marlene Kent, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of March, 2021.

My commission expires: 4-26-24 Ladawnya Brightwell
Notary Public



In witness my hand this 3 day of March, 2021.

Glenna J. Manning

STATE OF South Carolina

COUNTY OF Georgetown

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Glenna J. Manning, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of March, 2021.

My commission expires: Feb 2029

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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