Name and Address of New Owner:
Dayla Calendine and Chad Calendine
4416 Chickering Lane
Nashville, TN 37215

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 594269 DEEDWARR
03/17/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20210317-0035573

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 131-02-0H-212.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sheryl D. Taylor, Trustee of The Taylor Trust dated October 18, 1995**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chad Logan Calendine and Dayla Calendine, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a certain Condominium Apartment known as Unit No. 212, on the Plan of Hillsboro Quarters II Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569; as amended by First Amendment to Master Deed for Hillsboro Quarters Condominiums of record in Instrument No. 20040511-0054050; and further amended by Second Amendment to same of record as Instrument No. 20050110-0003192; and shown as Exhibit "A" to Third Amendment to Master Deed of record in Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements and Limited Common Elements appurtenant to said unit, as set forth in said Master Deed, as amended. Reference is hereby made to the Plan of Hillsboro Quarters, II Condominiums, as set out on Exhibit "A" to the Third Amendment of the Master Deed of record as Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Sheryl D. Taylor, Trustee of The Taylor Trust by Warranty deed from Kelly K. Rich, married of record in Instrument No. 20100812-0063822 Register's Office for Davidson County, Tennessee, dated August 10, 2010 and recorded on August 12, 2010. (Value of consideration shown in aforementioned deed $272,000.00.)

Being also known as 4210 Hillsboro Pike, Unit 212, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of March, 2021.

The Taylor Trust dated October 18, 1995

By Sheryl D. Taylor, Trustee
Sheryl D. Taylor, Trustee

State of Tennessee
County of Knox

Before me, Joanna Jeanette Nunley of the state and county mentioned, personally appeared Sheryl D. Taylor, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The Taylor Trust dated October 18, 1995, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 12th day of March, 2021.

Joanna Jeanette Nunley
Notary's Signature
My commission expires: 10/26/22

JOANNA JEANETTE NUNLEY
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of March, 2021.

Notary Public
My commission expires: February 20, 2023
File No. 2021-1364

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

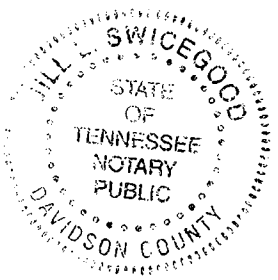
Attorney or Custodian

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 Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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