WARRANTY DEED

Karen Johnson Davidson County
Batch# 602203 DEEDWARR
03/29/2021 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20210329-0040672

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-544

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Victoria Emm		033 16 0 002.00
(NAME)	(NAME)	
920 Sun Valley Drive	Same as Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sydney Tolbert and Natalie Dawn Tolbert, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Victoria L. Emm** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 232, on the plan of Section Three, Primrose Acres, as shown on plat of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Thomas B. Taylor by Final Decree Case No. 89D-4598 from Martha C. Taylor of record in Book 8632, Page 116, in the Register's Office of Davidson County, Tennessee, dated March 23, 1992 and recorded on May 22, 1922. Martha C. Taylor and Carolyn T. White being one and the same person.

Being the same property conveyed to Madison Lee Taylor and Allison Nicks Taylor by Quitclaim Deed from Kevin Taylor, Trustee of the Testamentary Trust created by under the Will of Thomas B. Taylor died 09/29/2012, of record in Instrument No. 20200317-0029317, in the Register's Office of Davidson County, Tennessee, dated March 3, 2020 and recorded on March 17, 2020. The said Thomas B. Taylor died testate on September 29, 2012, devising subject property to Grace Christine Taylor, as to a life estate interest, and to Kevin Lee Taylor, in Trust for Madison Lee Taylor and Allison Nicks Taylor as to the remainderman as evidenced in File

No. 12P1691, Probate Court Clerk's Office for Davidson County, Tennessee, and further evidenced by the Last Will and Testament of record in Instrument No. 20151001-0099729, and Affidavit of Heirship in Instrument No. 20151207-0122812, Register's Office for Davidson County, Tennessee. Grace Christine Taylor has since died on December 21, 2019, eliminating the life estate interest.

Being the same property conveyed to Sydney Tolbert, a married man and Natalie Dawn Tolbert, husband and wife by Warranty Deed from Madison Lee Taylor and Allison Nicks Taylor, of record in Instrument No. 20200317-0029319, in the Register's Office of Davidson County, Tennessee, dated March 3, 2020 and recorded on March 17, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 920 Sun Valley Drive, Nashville, TN 37115.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 26th day of March, 2021.

GRANTORS:

Sydney Tolbert

Natalie Dawn Tolbert

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Sydney Tolbert and Natalie Dawn Tolbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26th day of March, 2021.

Notary Public

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

My Commission Expires: 5/2/2022

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY