Karen Johnson Davidson County
Batch# 648416 DEEDWARR
06/03/2021 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20210603-0074334

**Send Tax Statements To:**
New Owner

**Name and Address of New Owner:**
Lauren Alicyn Lynch
1544 Sprucedale Drive
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

**Map and Parcel**: 175-2-B/56CO

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

# WARRANTY DEED

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, the undersigned, **BLAKE A TAYLOR AND LARISSA N TAYLOR, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **LAUREN LYNCH, UNMARRIED WOMAN,** her heirs and assigns, forever, that certain parcel of real estate located in the 1st Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in the first Civil District of Davidson County, Tennessee, being all of Unit No. 601, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Blake A. Taylor and Larissa N Taylor, husband and wife, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 8, 2016, appearing of record in Instrument Number 20160308-0022034, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Amended and Restated Declaration of Covenants and Master Deed contained in Instrument Number 20080317-0026338, Amended in Instrument Number 20101222-0101832, Supplemented in Instrument Number 20081117-0113467, Amended in Instrument Number 20130322-0028759 a further amended in Instrument Number 20140207-0011094; Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Storm Water Detention Agreement of record in Instrument Number 20060307-0026092; Easement to Tennessee Telephone Company of record in Instrument Number 20081121-0114642, and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Common Homeowner's Association, Inc. of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716; Quitclaim Deed to Metro Government of record in Instrument Number 20100303-0016291; and to any and all matters shown on said plat and survey of record in Instrument Number 20081117-

0113467, and further amended in Instrument Number 20130322-0028759, and further amended in Instrument Number 20140207-0011094; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **LAUREN LYNCH, UNMARRIED WOMAN,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of May, 2021.

Blake A Taylor

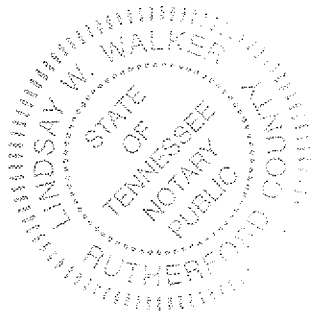
Larissa N Taylor by Blake A Taylor attorney in fact
Larissa N Taylor
By Blake A Taylor, Attorney-in-Fact

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, the within named, Blake A Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the

foregoing instrument (Warranty Deed) for the purpose herein contained; and the said Blake A Taylor, to me known to be the person who executed the same as the free act and deed of the said Blake A Taylor, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said Larissa N Taylor, and appearing of record in Record Book 20210603007433___, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 14th day of May, 2021.




NOTARY PUBLIC
My Commission Expires: 3/15/25

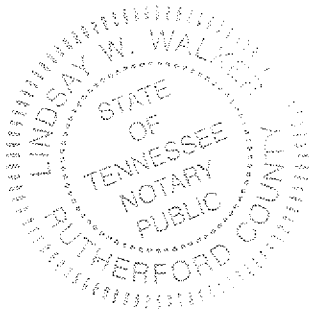
**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, 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 14th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 3/15/25



# True Copy Certification

I, Kristi McCoy, 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.

Kristi McCoy
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsey Pitman
Notary's Signature

My Commission Expires: 09/21/2024

