Karen Johnson Davidson County
Batch# 663718 DEEDWARR
06/24/2021 10:17:15 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20210624-0085578

WARRANTY DEED

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0474

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TaylorMade Contracting, LLC, A Tennessee Limited Liability Company	New Owner	Map: 07116037500
(NAME) 1168 Archwood Blvd.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHEILA MARTHA BOWEN, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 18 on the Plan of Tom Joy Subdivision as of record in Book 3600, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the northeasterly margin of North 6th Street and extends back between parallel lines 100.0 feet to a dead line in the rear.

Being the same property conveyed to Benjamin Harrison Long and wife, Martha A. Long by deed from Andrew Ewing, Trustee, of record in Book 3893, Page 23, dated April 30, 1965, said Register's Office. The said Benjamin Harrison Long died July 5, 1995, and title vested in Martha A. Long, as surviving tenant by the entirety. The said Martha A. Long Quitclaimed the property to Martha A. Long and Linda D. Long by Quitclaim Deed of record in Book 10267, Page 668, dated November 15, 1996, said Register's Office. The said Martha A. Long died intestate on June 26, 2004, leaving Linda D. Long as Sole Heir. See also Affidavits of Heirship of record in Instrument No. 20210624-0085576, and Instrument No. 20210624-0085577, said Register's Office. And being the same property conveyed to Linda D. Long and Sheila Martha Bowen, Joint Tenants with Right of Survivorship, by Quitclaim Deed from Robert Greene, Trustee, of record in Instrument No. 20210324-0039089, dated March 17, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 47, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
DM-SB-CB-21-1327

unimproved ☐
This is improved ☒ property, known as 1327 N. 6th Street, Nashville, TN 37207
(House No.) (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 our hands this 15th day of June, 2021.

Sheila Martha Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Martha Bowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of June, 2021.

My Commission Expires: 3/6/24

Notary Public

