BOX 10-B

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 668930 **DEEDWARR**
06/30/2021 02:53:39 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210630-0088833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$420,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **30TH** DAY OF **JUNE, 2021.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHELSTIN PAIGE WILDUN AND ANDY VAN NGUYEN	**EVANSVILLE FEDERAL TEACHERS CREDIT UNION**	**160-08-0-113.00**
(NAME) **601 SONGWRITER CIRCLE**	(NAME) **1200 FOREST BRIDGE ROAD**	
(ADDRESS) **NASHVILLE, TN 37220**	(ADDRESS) **LOUISVILLE, KY 40223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, JOHN THOMAS TAYLOR, III, AS PERSONAL REPRESENTATIVE AND DEVISEE OF THE ESTATE OF ANNETTE W. TAYLOR,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CHELSTIN PAIGE WILDUN AND ANDY VAN NGUYEN, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled West Fork Farm, First Revision, Section One of record in Book 6900, Page 820, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to JOHN T. TAYLOR AND WIFE, ANNETTE W. TAYLOR, by deed from SHARON C. BEAVIN AND HUSBAND, FORREST W. BEAVIN, III, of record in Book 9659, Page 449, dated April 28, 1995, said Register's Office. JOHN T. TAYLOR having since died on or about August 16, 2010, leaving ANNETTE W. TAYLOR as surviving tenant by the entirety. Annette W. Taylor died on May 18, 2021. Said property was under contract at the time of ANNETTE W. TAYLOR'S death; thereby, becoming an executory contract. See Docket No. 21P1069 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division appointing John Thomas Taylor III as the Personal Representative for The Estate of Annette W. Taylor.

This conveyance is subject to matters shown on Plan of record in Plat Book 6900, Page 820, as revised in Bill No. 092-387, Plat Book 6250, Page 769, and Plat Book 3600, Page 89; Easement Agreement for area to be dedicated for park purposes between Sections One and Four of West Fork Farm of record in Book 7375, Page 736; Restrictive Covenants of record in Book 2396, Page 523, Book 6458, Page 94, Book 6598, Page 52, Book 6706, Page 1, Book 6764, Page 358, Book 7715, Page 143 and Book 8430, Page 307; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **601 SONGWRITER CIRCLE, NASHVILLE, TN 37220**
(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 30th day of June, 2021.

Personal Representative of the Estate of Annette W. Taylor

John Thomas Taylor, III
Personal Representative of the Estate of Annette W. Taylor

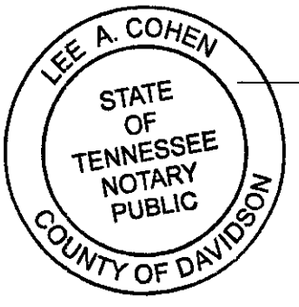
John Thomas Taylor, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John Thomas Taylor, III, as both Personal Representative and Devisee of the Estate of Annette W. Taylor,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June, 2021.

My Commission Expires: **May 2, 2022**



Lee A. Cohen

Notary Public