Karen Johnson Davidson County
Batch# 677853 DEEDWARR
07/16/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20210716-0095612

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

DM-SB-SH-21-3213-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00:

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Aaron Marshall and Felix Rameshad Allen, Jr.	First BANK	
(NAME)	(NAME)	070-09-00-001.00 CO
3213 A Curtis St	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON AARON MARSHALL, A SINGLE MAN, AND FELIX RAMESHAD ALLEN, JR., A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Townhomes at 3213 Curtis, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 3213 Curtis, a Horizontal Property Regime, of record in Instrument No. 20200731-0084776, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to TaylorMade Contracting, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Steven B. Shatto, of record in Instrument No. 20200623-0067457, in the Register's Office of Davidson County, Tennessee, dated June 22, 2020 and recorded on June 23, 2020.

Being part of the same property conveyed to Steven B. Shatto, by Quitclaim Deed from Cynthia J. Shatto, of record in Book 7508, Page 58, in the Register's Office of Davidson County, Tennessee, dated April 5, 1988 and recorded on April 5, 1988.

Being part of the same property conveyed to Steven B. Shatto and wife, Cynthia J. Shatto, by Warranty Deed from Troy Heitt and wife, Gloria Heitt, of record in Book 6761, Page 523, in the Register's Office of Davidson County, Tennessee, dated January 10, 1986 and recorded on January 14, 1986.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 070 09 0O 001.00
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200731-0084776.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3213 A Curtis St, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9 DAY OF JULY, 2021.

TaylorMade Contracting, LLC, a Tennessee Limited Liability Company

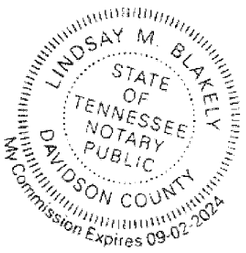
BY: _____
Phillip E. Taylor
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PHILLIP E. TAYLOR, 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 SOLE MEMBER of TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as SOLE MEMBER.

Witness my hand and official seal, this the 9th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/15/2021 (date of document).

Affiant Signature

07/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025
NOTARY'S SEAL