WARRANTY DEED

Karen Johnson Davidson County
Batch# 678505 **DEEDWARR**
07/16/2021 01:44:43 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210716-0095919

DM-SB-SH-21-3213B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

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)
Yara Ganem	**Atlantic Union Bank**	
(NAME)	(NAME)	**070 09 0 082.00**
3213 B Curtis Street	**1800 Robert Fulton Drive, Suite 350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Reston, VA 20191**	
(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 **YARA GANEM, A SINGLE WOMAN,** 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. B 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 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 the same property conveyed to Steven B. Shattto, 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 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 002.00
- 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 B Curtis Street, 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 9th 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)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

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