WARRANTY DEED

Karen Johnson Davidson County
Batch# 684400 DEEDWARR
07/27/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20210727-0100598

File No.: RES-21-2906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $895,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25

(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WGH Properties, LLC	Same as owner	117 04 0 398.00
(NAME)	(NAME)	
P.O. Box 40746 Nashville, TN 37204		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **VIRGINIA DORRIS TAYLOR, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WGH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 4 on the PLAT OF A SUBDIVISION OF LOTS NUMBER 161-160-128-129-130 AND 131 OF THE PLAN OF VICTORIA PLACE, of record in Book 421, Page 4, Register's Office for said County, being parts of Lots Nos. 128 and 129 in said Victoria Place, described as follows:

Beginning on the easterly margin of Belmont Boulevard 166 feet 2 1/4 inches southerly from the southerly margin of Cedar Lane, formerly Victoria Avenue, being the corner of Lots Nos. 4 and 5 in said subdivision; thence with the easterly margin of said Boulevard, Southerly 55 feet 4 3/4 inches to the corner of Lots Nos. 3, and 4 in said subdivision; thence with the line between said two lots, Easterly 157 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, Northerly 53 feet to the corner of said Lots Nos. 4 and 5; thence Westerly with the line between said two lots 152 1/2 feet, more or less to the beginning.

Being the same property conveyed to Virginia Dorris Taylor from Martin R. Wong and wife, Gretchen S. Barbatsis, by Warranty Deed dated July 10, 1985, recorded August 21, 1985, in Book 6635, Page 671, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2906 Belmont Boulevard, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (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 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 23rd day of July, 2021

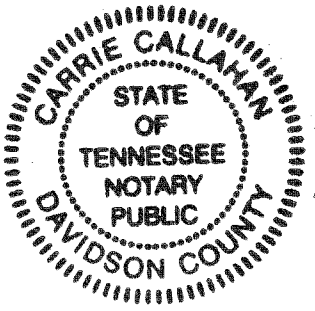
Virginia Dorris Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2021, before me personally appeared Virginia Dorris Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2021.

Notary Signature
My commission expires: 3/3/25



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Christy Borkhalter, 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 July 23, 2021.

Affiant Signature

7-23-2021
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23 day of July, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-21-2906