Karen Johnson Davidson County
Batch# 691488 DEEDWARR
08/05/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210805-0105588

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No.: 12641-RR

DM-SB-VRES-21-02008A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Vincent Edward Zirker, Jr.	New Owner	
(NAME)	(NAME)	**081 07 1S 002.00**
2008 A Owen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **PHILLIP E TAYLOR, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VINCENT EDWARD ZIRKER, JR.,** 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 A of Townhomes at 2008 Owen, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 2008 Owen, a Horizontal Property Regime, of record in Instrument No. 20201202-0139985, 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 Phillip E. Taylor, a Single Man, by Warranty Deed from Brady Dale Etzkorn-Morris, Married, of record in Instrument No. 20201202-0139982, in the Register's Office of Davidson County, Tennessee, dated November 17, 2020 and recorded on December 02, 2020 (Value or consideration as shown in the aforementioned deed is $180,000.00)

Being the same property conveyed to Brady Dale Etzkorn-Morris, by Quitclaim Deed from Ronald Dale Morris and wife, Janie Donnita Morris, of record in Instrument No. 20200928-0111176, in the Register's Office of Davidson County, Tennessee, dated September 23, 2020 and recorded on September 28, 2020 (Value or consideration as shown in the aforementioned deed is $0.00)

Being the same property conveyed to Ronald Dale Morris and wife, Janie Donnita Morris, by Warranty Deed from Richard Lewis Hunter, Sr., as the executor of the Estate of Lucy Frances Hunter along with Richard Lewis Hunter, Sr., Sylvester Thomas, Betty Jean Hunter-Hoard and Thelma Eugenia Hunter-Smith, of record in Instrument No. 20150820-0083893, in the Register's Office of Davidson County, Tennessee, dated August 17, 2015 and recorded on August 20, 2015 (Value or consideration as shown in the aforementioned deed is $55,000.00)

BBeing the same property conveyed to Phillip E. Taylor, a Single Man, by Warranty Deed from Brady Dale Etzkorn-Morris, Married, of record in Instrument No. 20201202-0139982, in the Register's Office of Davidson County, Tennessee, dated November 17, 2020 and recorded on December 02, 2020.

Being the same property conveyed to Brady Dale Etzkorn-Morris, by Quitclaim Deed from Ronald Dale Morris and wife, Janie Donnita Morris, of record in Instrument No. 20200928-0111176, in the Register's Office of Davidson County, Tennessee, dated September 23, 2020 and recorded on September 28, 2020.

Being the same property conveyed to Ronald Dale Morris and wife, Janie Donnita Morris, by Warranty Deed from Richard Lewis Hunter, Sr., as the executor of the Estate of Lucy Frances Hunter along with Richard Lewis Hunter, Sr., Sylvester Thomas, Betty Jean Hunter-Hoard and Thelma Eugenia Hunter-Smith, of record in Instrument No. 20150820-0083893, in the Register's Office of Davidson County, Tennessee, dated August 17, 2015 and recorded on August 20, 2015.

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: 081 07 1S 002.00

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena Vista, as recorded in Plat Book 57, Page(s) 26 and 27.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201202-0139985.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2008 A Owen Street, Nashville, Tennessee 37208**.

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 3 DAY OF AUGUST, 2021.

Phillip E Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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

Certificate of Authenticity

I, Cassidy Lauralen, 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 8-3-21.

Date

Affiant Signature

8-4-21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of August, 2021.

Notary's Signature

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/2023
Date

Notary's Seal (if on paper)