Karen Johnson Davidson County
Batch# 698754 DEEDWARR
08/17/2021 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210817-0110913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12TH~~ 16th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/~~2025~~ 2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Patrick Taylor and Alexandra Giovannina Mulligan	Ascend Federal Credit Union	107 13 0 066.00
(NAME) 1212 Ainlay Drive	(NAME) PO Box 1210	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Savannah H. LaMey, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Patrick Taylor, unmarried man and Alexandra Giovannina Mulligan, unmarried woman**, 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. 314 on the Plan of Miro Meadows Second Addition of record in Plat Book 1424, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas J. McDaniell, Jr., an unmarried man, by Warranty Deed from Wyatt Artemus Wallace, unmarried, of record in Instrument No. 20151208-0123298, in the Register's Office of Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015. Further being the same property conveyed to Savannah H. LaMey, by Warranty Deed from Douglas J. McDaniell, Jr., an unmarried man, of record in Instrument No. 20200304-0024103, in the Register's Office of Davidson County, Tennessee, dated February 27, 2020 and recorded on March 04, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1212 Ainlay Drive, Nashville, TN 37217

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 12th day of August, 2021.

Savannah H. LaMey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Savannah H. LaMey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 08/12/2021 (date of document).

Jennifer Russell
Affiant Signature

08/16/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

