Name and Address of New Owner:
Taeid Properties, LLC
204 38th Ave N
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 713005 DEEDWARR
09/10/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210910-0121722

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 061-15-0-377

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Connie Taylor and Mark Taylor, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Taeid Properties, LLC, a Tennessee limited liabilty company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being the northerly 25 feet of Lot 269 of the southerly 25 feet of Lot 270 on the Plan of Inglewood Place as of record in Book 332, Page 101 in the Register's Office for Davidson County, Tennessee.

Said parts of 269 and 270 front together 50 feet on the easterly side of Kingwood Avenue, formerly "B" Street and runs back between parallel lines 207.4 feet to a dead line.

Being the same property conveyed to Connie Taylor and Mark Taylor, wife and husband by Quitclaim Deed from Kingswood Ave, LLC, a Tennessee limited liability company dated September 7th 2017 and recorded September 18th 2017 of record in Instrument No. 20170918-0095135, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kingswood Ave, LLC by Special Warranty deed from ACP 4, LLC, dated 3/14/2014 and filed of record in Instrument No. 20140324-0023652, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 3802 Kingswood Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of April, 2021.

Connie Taylor (SEAL)

Mark Taylor (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2021, before me personally appeared Connie Taylor and Mark 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 27th day of April, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of April, 2021.

Notary Public
My commission expires: 11.8.21
File No. 21-2008

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/27/21 (date of document).

Connie Taylor
Affiant Signature

7/1/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

