Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $357,500.00

Affiant

Subscribed and sworn to before me this 14th day of September, 2021.

Notary Public
My commission expires: 5/5/25

Karen Johnson Davidson County
Batch# 718251 DEEDWARR
09/16/2021 12:41:25 PM 2 pgs
Fees: $13.00 Taxes: $1,322.75

20210916-0124697

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Taylor Douglas 7318 Rolling River Pkwy Nashville, TN 37221	New Owner	141-15-0A-027.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **William V. Blackford, Jr, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Taylor Douglas, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 56 on the Plan of Rolling River Estates, Section One, Recorded in Book 4860 Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William V. Blackford, Jr., a one-third interest by deed from William V. Blackford and Betty D. Blackford of record in Book 10975 Page 950 and a two thirds interest by deed from William V. Blackford and wife, Betty D. Blackford, Trustee of the Blackford Joint Revocable Living Trust of record in Instrument No. 20040910-0109380, Register's Office for Davidson County, Tennessee, and dated August 24, 2004.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Rolling River Estates of record in Plat Book 4860 Page 27 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 7318 Rolling River Parkway aka 7224 Belle ~~Chase~~ Chasse WVB Dr, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of September, 2021.

William V. Blackford, Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of September, 2021, before me personally appeared William V. Blackford, Jr, 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 14th day of September, 2021.

AMY CROSS IVANOV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/1/23