Karen Johnson Davidson County
Batch# 719556 DEEDWARR
09/20/2021 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210920-0125837

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2447TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of September, 2021.

Notary Public
Commission Expiration: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Farron C. Taylor 802 Conway Place Old Hickory, TN 37138	New Owner	148-13-0-192.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Anthony L. Dean and Linda M. Dean, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Farron C. Taylor, a single man,** 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:

Property known as: 4948 Packard Road, Nashville, TN 37211, County of Davidson

Being Lot No. 5 on the Plan of Fairlane Park Annex, as of record in Book 2854, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 108 feet on the south side of Packard Drive, and runs back 154.56 feet on the west line and 174 feet on the east line, to a dead line in the rear, which is the north bank of Sorghum Branch, on which it measures 124.55 feet.

Being the same property conveyed to Anthony L. Dean and wife, Linda M. Dean, by Warranty Deed from Wanda F. Vaughn, widow, dated 10/03/2003 and recorded 10/15/2003 in Instrument No. 20031015-0152852, said Register's Office.

Tax Map and Parcel ID: 148-13-0-192.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 4948 Packard Road, Nashville, TN 37211

LTE File No.: 21-2447TN

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 GRANTEES 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 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 14th day of September, 2021.

Anthony L. Dean

Linda M. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2021, before me personally appeared **Anthony L. Dean and Linda M. Dean**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of September, 2021.

Notary Public
Commission Expiration: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 21-2447TN

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 9/14/21 (date of document).

Caleb Waters
Affiant Signature

9/16/21
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

NOTARY'S SEAL

