Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0480

Karen Johnson Davidson County
Batch# 738769 DEEDWARR
10/18/2021 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20211018-0139686

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 326,000.00

Affiant

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of October, 2021

Notary Public

Commission Expires: 03/01/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Derek Joel Baylor 385 Cedarcliff Road Antioch, TN 37013	New Owner	150-05-0-358.00

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, I/WE,

Sheila Faye Taylor, married and Tracey Lynn Anderson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derek Joel Baylor and Caroline McKinnon Baylor, husband and wife

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. 155 on the Subdivision Plan for Phase I, Forest View Park, Section V, as shown on plat of record in Plat Book 6250, page 203, 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 Van Allen Perry and wife, Wilma June Perry, by Warranty Deed from Fox Ridge Homes, Inc., dated 8/15/1989 and recorded 8/15/1989 in Book 7915, Page 712, in the Register's Office of Davidson County, Tennessee.Van Allen Perry having since died 5/24/1999, leaving Wilma June Perry as the surviving tenant.

The said Wilma June Perry having since died on April 3, 2019. Her Estate was probated for Muniment of Title only under Docket No. 20P189, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to her daughters, Sheila Faye Taylor and Tracey Lynn Anderson in equal shares. See Order to Probate Will for Muniment of Title was recorded in Instrument No. 20200214-0017212, and the Last Will and Testament of Wilma June Perry recorded in Instrument No. 20200214-0017213, in the Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantors, nor the grantor's spouse.

Power of Attorney of record in Instrument No. 202110180139685 egister's Office for Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 385 Cedarcliff Road, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of October, 2021.

Sheila Faye Taylor by Tracey Lynn Anderson, Attorney in Fact

Sheila Faye Taylor by Tracey Lynn Anderson, Attorney-In-Fact

Tracey Lynn Anderson

Tracey Lynn Anderson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tracey Lynn Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of October, 2021.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Graves
Notary Public
My Commission Expires: 8·20·24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracey Lynn Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Sheila Faye Taylor and that she is authorized by Sheila Faye Taylor to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 8th day of October, 2021.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Graves
Notary Public at Large
My commission expires: 8·20·24

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 10/08/2021 (date of document).

Jennifer Russell
Affiant Signature

10/12/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

