Karen Johnson Davidson County
Batch# 754391 DEEDWARR
11/15/2021 09:57:13 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20211115-0151456

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$385,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|12th DAY OF November,2021.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 104
Dale Hire **3100 Dudley Avenue** **Nashville, TN 37212**	**SAME AS OWNER**	GROUP 151 0 PARCEL 359.00

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,

Walter Pierce Taylor, Jr., a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dale Hire

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:

Being the easterly 50 feet of the northerly 192 feet of Lot No. 20 on the Plan of Belair, of record in Book 322, page 6, Register's Office for said County, as follows:

Said Lot fronts 50 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Walter Pierce Taylor, Jr. by Will of Louise Allen Taylor, Probated March 21, 1983, #72909, dated March 4, 1983 and filed of record March 8, 1983 in Instrument No. 20100408-0026717, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Louise Allen Taylor as Heir at Law dated September 13, 1976 from Agnes Elizabeth Allen, deceased March 21, 1975. Affidavit of Heirship by Walter Pierce Taylor, Jr., dated April 8, 2010 and filed of record April 8, 2010 in Instrument No. 20100408-0026716, See also Affidavit of Heirship in Instrument No. 20211025-0142611, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Agnes E. Allen by Deed from Finis R. Sharp Jr. and wife, Mary T. Sharp, dated March 4, 1966 and filed of record March 8, 1966 in Book 3994, Page 402, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2601 Westwood Avenue, Nashville, Tennessee 37212.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 12th day of November, 2021.

Walter Pierce Taylor, Jr.

Walter Pierce Taylor, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Walter Pierce Taylor, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2021.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027