Karen Johnson Davidson County
Batch# 759544 DEEDWARR
11/23/2021 10:37:14 AM 2 pgs
Fees: $13.00 Taxes: $1,376.40
20211123-0155321

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joel Taylor & Hannah Taylor
1445 Woodfield Drive
Nashville, TN 37211

SEND TAX BILL TO:

New Owner

MAP/PARCEL 172-12-0A-108.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph Ladnier and James Ladnier, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Joel N. Taylor and Hannah M. Taylor, husband and wife, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 347 on the Plat of Section Eight, Bradford Hills, of record in book 7900, Page 6 and Book 7900, Pages 387 and 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hermes M. Ladnier and wife, Jean R. Ladnier by Warranty deed from Yazdian Construction, Inc. of record in Book 8773, page 727, Register's Office for Davidson County, Tennessee, dated October 21, 1992 and recorded on November 02, 1992.

Jean R. Ladnier died January 14, 2000 leaving Hermes M. Ladnier as the surviving tenant by the entirety.

Hermes Monroe Ladnier, Sr. died June 18, 2021. Affidavit(s) of Heirship recorded in Instrument Nos. 20211102-0146544 and Instrument No. 20211102-014645, Register's Office for Davidson County, Tennessee state that the Heirs at Law of the Estate of Hermes M. Ladnier are Joseph Ladnier, James Ladnier, Nathan Ladnier and Lori Barnes.

Being the same property conveyed to Joseph Ladnier and James Ladnier by Quitclaim Deed from Nathan Ladnier, Lori Barnes and Brenda Ladnier of record in Instrument No. 20211102-0146546 Register's Office for Davidson County, Tennessee, dated October 28, 2021 and recorded on November 02, 2021.

This is improved property known as: **1445 Woodfield Drive, Nashville, Tennessee 37211.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given November 19, 2021.

WITNESS MY HAND on this the 19th day of November, 2021.

Joseph Ladnier

James Ladnier

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joseph Ladnier and James Ladnier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of November, 2021.

NOTARY PUBLIC

My Commission Expires:

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $372,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of November, 2021.

NOTARY PUBLIC

My Commission Expires:

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024