Karen Johnson Davidson County
Batch# 779606 DEEDWARR
12/23/2021 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $185.00
20211223-0170111

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36717-10-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Karen L Scott Affiant Subscribed and sworn to before me this 21st day of December, 2021. Notary Public My Commission Expires:

KELLY A. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paulette L. Taylor 2591 Crocker Springs Road Goodlettsville, TN 37072	Paulette L. Taylor 2591 Crocker Springs Road Goodlettsville, TN 37072	Map and Parcel No.: 016 00 0 234.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Claude Ervin Wair, Jr., as to a life estate, and Karren L. Scott, as to the remainder (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Paulette L. Taylor ("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2623 Crocker Springs Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 21st day of December, 2021.

GRANTORS:

Claude Ervin Wair, Jr.

Karren L. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claude Ervin Wair, Jr. and Karren L. Scott, 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, at office, this 21st day of December, 2021.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 6 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

Beginning at an existing iron pin, the most Southeast corner H.W. Newlin, and being a corner to Tract 5 this survey; thence, with the line of said Tract 5, N 77 deg. 12 min. 51 sec. E 940.47 feet to an iron pin set in the Westerly margin of Crocker Springs Road, corner to said Tract 5; thence with the margin of said Road for the next three calls as follows: S 8 deg. 53 min. 22 sec. E 142.99 feet to a point; thence S 2 deg. 49 min. 14 sec. E 153.96 feet to a point; thence with a curve to the left having a central angle of 18 deg. 37 min. 14 sec., a radius of 902.08 feet, and an arc length of 100.00 feet to an iron pin set in the margin of said Crocker Springs Road, and being a corner to Tract 8, this survey; thence leaving said road and with the line of said Tract 8; S 78 deg. 49 min. 13 sec. W passing an iron pin at 194.30 feet and in all a total of 536.71 feet to an iron pin set, corner to said Tract 8 in the line of Tract 7 this survey; thence, with the line of said Tract 7 for the next five calls as follows: N 24 deg. 58 min. 37 sec. W 62.67 feet; thence N 27 deg. 29 min. 40 sec. W 108.17 feet to a point; thence N 73 deg. 46 min. 51 sec. W 216.43 feet to a point; thence S 88 deg. 46 min. 49 sec. W 88.25 feet to a point; thence N 67 deg. 00 min. 20 sec. W 103.36 feet to an iron pin set, in the line of H.W. Newlin, thence with the line of said Newlin, N 43 deg. 37 min. 27 sec. E 53.43 feet to the beginning, containing 6.26 acres, more or less.

Being the same property conveyed to Karren L. Scott, by Quit Claim Deed from Claude Ervin Wair, Jr., a single person, of record in Instrument No. 20200928-0111041, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020. The said Claude Ervin Wair, Jr., reserving unto himself an estate for life.

Being the same property conveyed to Claude Ervin Wair, Jr., by Quit Claim Deed from Mabel Alean Harrison Wair, unmarried, of record in Book 8298, Page 784, in the Register's Office of Davidson County, Tennessee, dated February 25, 1991 and recorded on February 26, 1991.

Being the same property conveyed to Mabel Alean (Harrison) Wair, by Quit Claim Deed from Claude Ervin Wair, Jr. of record in Book 7723, Page 325, in the Register's Office of Davidson County, Tennessee, dated November 21, 1988 and recorded on December 08, 1988.

Being the same property conveyed to Claude E. Wair and wife, Mabel A. Wair by Warranty Deed from Robert E. Newlin, single man of record in Book 7604, Page 165 (as corrected in Book 7704, Page 833), in the Register's Office of Davidson County, Tennessee, dated July 12, 1988 and recorded on July 20, 1988.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable which have been assumed by Grantee.
2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7475, Page 937, as amended in Book 7582, Page 713.
3. Easement for Ingress and Egress, recorded in Book 7582, Page 720.
4. Easement for Roadway and Access, recorded in Book 7604, Page 194.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/21/21.

George E. Mudter, Jr.
Dated 12/21/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/21/21

My commission expires 10/2/2023

