Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0685

Return to:
Kirby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
JM-RF-21-702

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of December, 2021

Notary Public

Commission Expires: 02/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jance Snisky 702 South Summerfield Drive Madison, TN 37115	Go Mortgage, LLC 15430 W Capitol Drive Brookfield, WI 53005	042-07-0-026.0(

Karen Johnson Davidson County
Batch# 784358 **DEEDWARR**
01/04/2022 12:38:30 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220104-0001249

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,

Jody Taylor, Trustee of the Joe E. Taylor Living Trust

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

Jance Snisky, unmarried 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:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Three, Bonnie Brae, of record in Book 2854, Page 61, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Joe Edward Taylor Living Trust and The Theresa Guylene Taylor Living Trust by Quitclaim Deed from Joe Edward Taylor and Theresa Guylene Taylor, dated 1/1/2001 and recorded 3/27/2002 in Instrument Number 20020327-0037445; and same property previously conveyed to Joe E. Taylor and wife, Theresa G. Taylor by Warranty Deed from Paul H. DuBois and wife, Pamela M. DuBois, dated 6/20/1980 and recorded 6/25/1980 in Book 5617, Page 15, Register's Office for Davidson County, Tennessee.

The said Theresa Guylene Taylor died testate on August 24, 2003. See Order of Small Estate filed 9/1/2004 with her Last Will and Testament in Docket No. 04P-1332, in the Seventh Circuit for Davidson County, Tennessee (Probate Division) in which some of her assets are devised to The Theresa Guylene Taylor Living Trust.

The Theresa Guylene Taylor Living Trust was restated and decanted into The Restated Joe Edward Taylor Living Tust dated November 3rd, 2021.

The said Joe E. Taylor died intestate on February 5, 2021. Pursuant to Order to Probate filed 5/24/2021 in Docket No. 21P-778 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), the son of the decedent, Jody Taylor, was appointed as Administrator.

Pursuant to Orders dated 11/3/2021, the Restated Joe Edward Taylor Living Trust and the Restated Theresa Guylene Taylor Living Trust were adopted by the probate court, with Estate Administrator Jody Taylor being appointed as Trustee of said Trusts.

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: 702 South Summerfield Drive; Madison, TN 37115.

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 28th day of December, 2021.

Joe Edward Taylor Trust

By:_____
Jody Taylor, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jody Taylor, Trustee of the Joe Edward Taylor Living Trust** 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 28th day of December, 2021.

_____
Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

