Karen Johnson Davidson County
Batch# 808933 DEEDWARR
02/22/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220222-0019791

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

File No. AT-21-1851

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Taylor and Allison Simone Taylor	David Taylor and Allison Simone Taylor	
(NAME)	(NAME)	
1607 Branch Street, #B	5124 River Rock Lane	072-15-2N-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Broomfield CO 80023	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James M. Jacanin and Melissa F. Jacanin, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Joseph Taylor, a single man and Allison Simone Taylor, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B of Homes at 1607 Branch Street, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1607 Branch Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200929-0112061, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1607 Branch Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200929-0112061, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Kudzu Real Estate, Inc by Warranty deed from William L. Renick, Jr., unmarried of record in Instrument No. 20130614-0061021 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 14, 2013.

Being a portion of the same property conveyed to James M. Jacanin and Melissa F. Jacanin, husband and wife by Warranty deed from Kudzu Real Estate, Inc., a Tennessee corporation of record in Instrument No. 20200928-0111637 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

This is property more commonly known as 1607 Branch Street, #B, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 8th day of February, 2022.

James M. Jacanin by Ryan Lux, attorney in fact
James M. Jacanin by Ryan Lux,
Attorney-In-Fact

Melissa F. Jacanin by Ryan Lux, attorney in fact
Melissa F. Jacanin by Ryan Lux,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for James M. Jacanin, and that this instrument was executed on behalf of the said James M. Jacanin for the purposes therein contained.

Witness my hand and official seal this 8th day of February, 2022.

Notary Public

My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Melissa F. Jacanin, and that this instrument was executed on behalf of the said Melissa F. Jacanin for the purposes therein contained.

Witness my hand and official seal this 8th day of February, 2022.

Notary Public

My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 2/8/22.

Affiant Signature

2/10/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/10/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON