Karen Johnson Davidson County
Batch# 829280 DEEDWARR
03/28/2022 08:39:53 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20220328-0035090

WARRANTY DEED

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Keith Taylor and Heather Saunders Taylor, husband and wife	Bank of Tennessee	Map: 09805001200
(NAME) 6025 Port Jamaica Dr.	(NAME) 301 E. Center St.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JULIA B. SAUNDERS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN KEITH TAYLOR AND HEATHER SAUNDERS TAYLOR, HUSBAND AND WIFE,

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 Lot No. 137, on the Plan of Lake Park, Section 3, of record in Plat Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Saunders and wife, Julie B. Saunders, by deed from Fornia J. Ward, Jr. and Kendra B. Ward, of record in Book 11231, Page 476, dated November 30, 1998, Register's Office for said County. The said Michael J. Saunders now being deceased.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4660, Page 90, said Register's Office; (3) Deed to First Suburban Water District of record in Book 4914, Page 466, said Register's Office; (4) Charter for Homeowner's Association of record in Book 4669, Page 746, and Book 9949, Page 538, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions of record in Book 4787, Page 510, said Register's Office.

Julia B. Saunders and Julie B. Saunders being one and the same person.

unimproved ☐
This is improved ☒ property, known as 6025 Port Jamaica Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25th day of March, 2022.

Julia B. Saunders

Julia B. Saunders

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 Julia B. Saunders, with whom I am personally acquainted (or 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 and official seal this, 25th day of March, 2022.

My Commission Expires: 5.2.22

Notary Public

