Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite [illegible]
Nashville, TN 37[illegible]

Warranty Deed

Karen Johnson Davidson County
Batch# 838288 DEEDWARR
04/12/2022 09:56:07 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20220412-0042070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of April, 2022.

Notary Public

My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Carson and Lyndsay Nelson	New Owner(s)	071-07-0-272.00
317 B Edwin Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH E. TAYLOR, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK CARSON AND LYNDSAY NELSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Final Plat Trinity Heights, T.W. Crutchers Tract's Subdivision, Re-Sub of Lot Number 22 of record in Plat at Instrument No. 20150415-0033070, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jay T. Williams and Elizabeth E. Taylor by Warranty deed from D222, LLC of record in Instrument No. 20160328-0028932 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 28, 2016.

Being the same property conveyed to Elizabeth E. Taylor, a married woman by Quitclaim deed from Jay T. Williams and Elizabeth E. Taylor, husband and wife of record in Instrument No. 20170306-0021659 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 06, 2017.

Being the same property conveyed to Elizabeth E. Taylor by Quitclaim deed from Jay T. Williams of record in Instrument No. 20171011-0104305 Register's Office for Davidson County, Tennessee, dated July 15, 2017 and recorded on October 11, 2017, in accordance with Final Decree of Divorce in the matter of Elizabeth Elaine Taylor v. Jay Thomas Williams, Docket No. 17D-1237 in the Third Circuit Court of Davidson County, Tennessee.

See also Scrivener's Affidavit recorded October 10, 2017 in Instrument No. 20171020-0107631 in the aforesaid Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 317 B Edwin Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of April, 2022.

Elizabeth Taylor

Elizabeth E. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth E. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of April, 2022.

Notary Public

My Commission Expires: 3.7.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025