BOX 10-A

RETURN TO
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 847123 DEEDWARR
04/28/2022 10:46:41 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20220428-0049126

LR-FHE-22-6003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TaylorMade Contracting, LLC	New Owner	
(NAME)	(NAME)	091-06-0-004.00
919 Oneida Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL DENNY TITTLE(LIFE ESTATE IN ERNEST C. TITTLE)**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lying, located and being in Davidson County, Tennessee, and being Lot No. 4 of Block 3 to the extension to the Plan of Cherokee Park Subdivision plan in a deed of record in Book 503, page 63, Register's Office of Davidson County, Tennessee, said plan is of record in Book 161, page 75, Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the south side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ernest C. Tittle by Warranty deed from Walter A. Eaves, James C. Powers and Mildred Gilliam, unmarried of record in Book 7092, page 817, Register's Office for Davidson County, Tennessee, dated December 31, 1986 and recorded on January 02, 1987.

Being the same property conveyed to Michael Denny Title (Life Estate in Ernest C. Tittle) by Quitclaim Deed with Reservation of Life Estate deed from Ernest C. Tittle of record in Instrument No. 20150324-0025118 Register's Office for Davidson County, Tennessee, dated March 19, 2015 and recorded on March 24, 2015.

The said Ernest C. Tittle died on or about February 8, 2017 thereby extinguishing his life estate.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 6003 Louisiana Ave., Nashville, Tennessee 37209.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25th DAY OF APRIL, 2022.

Michael Denny Tittle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 WILLIAM E. GRONES DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212