Karen Johnson Davidson County
Batch# 875808 DEEDWARR
06/22/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220622-0071165

WARRANTY DEED

ELISSA SCHMIDT
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 $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/5/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2J General Partnership	New Owner	
(NAME) 1019 Whites Creek Pike	(NAME) 1019 Whites Creek Pike	08108033800
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, **Barbara Renee Goodner, Timothy Lynn Taylor, and James Arthur Taylor, Jr.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2J General Partnership**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 64 in D. T. McGavock's Homestead Addition to Nashville, a Plan of which is of record in Book 57, Page 9, Register's Office for Davidson County, :Tennessee.

SAID Lot No 64 fronts 50 feet on the easterly side of Nassau Street and runs back between parallel lines with the southerly margin of Buchanan Street, 160 feet to an alley.

202206220071163 : 202206220071164

Being the same property conveyed to Grantors by Affidavits of Heirship of record at Instrument No. 202206220071161 **and** 202206220071162 **in said Register's Office. Being the same property previously conveyed to Barbara Taylor and husband James A. Taylor, by virtue of that certain Warranty Deed dated July 31, 2002, and being of record at Instrument No. 20020916-0112100 in the Register's Office of Davidson County, Tennessee. James A. Taylor having died on or about January 25, 2022 and Barbara Taylor having died on or about March 30, 2022.**

***Grantors warrant that this property is not their primary residence.**

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1726 Nassau St. Nashville, TN 37208
(House Number) (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 my hand this 31st day of May, 2022.

Barbara Renee Goodner

Timothy Lynn Taylor

James Arthur Taylor, Jr.

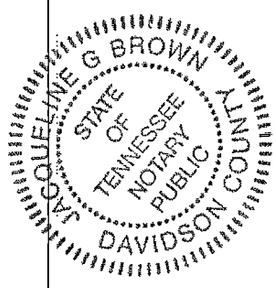
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Barbara Renee Goodner, Timothy Lynn Taylor, James Arthur Taylor, Jr.,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2022.

Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A. Mason, 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 6/15/22.

Affiant Signature

6/15/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of ~~April~~ June, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022