Karen Johnson Davidson County
Batch# 879649 DEEDWARR
06/28/2022 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220628-0074594

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Another Venture LLC	Another Venture LLC	Parcel ID: 075 13 0 098.00
(NAME) 5012 Bonnaside Drive	(NAME) 2176 N Mt. Juliet Rd #107 Mount Juliet, TN 37122	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew D. Taylor and Rebecca Todd Taylor, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Another Venture LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Hermitage Hills Section 4 of record in Plat Book 2900, Page 136, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew D. Taylor married from Scott M. Mittler and wife Melissa Mittler by Warranty Deed dated June 23, 2000 and recorded on July 18, 2000 in Instrument No. 20000718-0070944, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Matthew D. Taylor and Rebecca Taylor, husband and wife from Matthew D. Taylor, a married man and joined in execution by his spouse Rebecca Taylor by Quitclaim Deed dated June 9, 2011 and recorded on June 21, 2011 in Instrument No. 20110621-0047553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5012 Bonnaside Drive, Hermitage, TN 37076

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 24 day of JUNE, 2022

Matthew D. Taylor

Rebecca Todd Taylor

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Matthew D. Taylor and Rebecca Todd Taylor, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 24, 2022**.

Date

Affiant Signature

06/27/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **27th** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY