WARRANTY DEED

Karen Johnson Davidson County
Batch# 888113 DEEDWARR
07/13/2022 10:16:54 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20220713-0080465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylormade Contracting, LLC	Taylormade Contracting, LLC	
(NAME)	(NAME)	
1904 Lathan Court	710A Oneida Ave	070 08 0 216.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, WE, **MARIAN MCDONALD AND LINDA WYNN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLORMADE CONTRACTING, 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. 3 on the Map of Riverside Homes, as of record in Book 2330, Page 108, of the Register's Office for said County.

Said Lot No. 3 begins at a point in the Westerly margin of Lathan Court, being the common front corner of Lots Nos. 2 and 3; thence 148.8 feet Westerly along the common line of lots Nos. 2 and 3 to an iron pin at the common rear corner of Lots No. 2 and 3; thence 68.2 feet Southwardly to an iron pin at the common rear corner of Lots No. 3 and 4; thence 105.9 feet Southeasterly to an iron pin in the Northwesterly margin of Lathan Court at the common front corner of Lots Nos. 3 and 4; thence with said margin 38.04 feet to a concrete monument, thence, continuing with said margin 52.36 feet to another concrete monument; thence, still continuing with said margin 44.3 feet Northwardly to the point of beginning.

Being the same property conveyed to Marian McDonald and Linda Wynn, by Quitclaim Deed from Leonard Coleman, of record in Book 10190, Page 216, in the Register's Office of Davidson County, Tennessee, dated September 06, 1996 and recorded on September 13, 1996.

Being the same property conveyed to Leonard Coleman, unmarried, by Quitclaim Deed from Susan L. Gott, Trustee and again the same property was conveyed to Susan L. Gott, Trustee from Dorothy Coleman Bridges, unmarried, of record in Book 8199, Page 382, in the Register's Office of Davidson County, Tennessee, dated September 14, 1990 and recorded on September 20, 1990.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 1904 Lathan Court, Nashville, TN 37207
(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 8th day of July, 2022

x Marian R. McDonald
MARIAN MCDONALD

x Linda T. Wynn
LINDA WYNN

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 Marian McDonald and Linda Wynn, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public