Karen Johnson Davidson County
Batch# 889996 DEEDWARR
07/18/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220718-0081754

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd, Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 440,000.00.

Affiant

Subscribed and Sworn before me this 11th day of July, 2022.

Notary Public
My commission expires:

GREGORY PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Silvia Alvarado 3545 Floyd Circle, Nashville, TN 37013	New Owner	175-02-0F-008-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Blake A. Taylor and Larissa N. Taylor, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Silvia Alvarado,** * "the Grantee," the following described real estate in Davidson County, Tennessee:

* an unmarried woman

Being all of Lot No. 8, on the plan of Final Plat, The Preserve, Phase 1, according to plat and survey appearing of record in Instrument Number 20200714-0076956 and Instrument Number 20201020-0122150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South/Craighead Joint Venture, a Tennessee Joint Venture, by Deed from Robert E Lanning, a married man, dated March 17, 2016 of record in Instrument No. 20160318-0026022 and corrected in Instrument No. 20160323-0027541, in the Register's Office of Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated January 13, 2021, appearing of record in Instrument Number 20210115-0007216, in the Register's Office of Davidson County, Tennessee.

Further, being the property conveyed to Blake Taylor and Larissa Taylor, Husband and Wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated May 14, 2021 and recorded June 3, 2021, appearing of record in Instrument Number 20210603-0074438, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20180402-0030461 and Instrument Number 20201117-0135299; Declarations for Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180402-0030461 and Instrument No. 20190524-0049357; Easement for Ingress/Egress and Overhead Electric and Public Utility of record in Instrument No. 20160318-0026022; Right of Way Easement conveyed to Colonial Pipeline Company dated July 19, 1963 of record in Book 3612, page 243, conveying an easement for pipe line right of way 50 feet x 25 feet (Tract 1); Right of Way containing 0.08 acres vested in the State of Tennessee by Judgement of record in Book 4099, page 599 in the matter of the State of Tennessee VS. Wilfred Pack et al in the City Court of Davidson County, Tennessee No. A1676 (Tract 1); Supplemental Right-of-Way Agreement of record in Book 4603, page 29, wherein an additional 30 foot strip of land adjacent to the right of way of record in Book 3612, page 243, is conveyed to Colonial Pipeline Company (Tract 1); Easement for Ingress and Egress purposes. Said Easement is described on the survey dated March 18, 1985, by Olsen, Zamick, & Seybert, Inc. designated as Service No. 85-129, and called the Qwest Microwave, Inc. Plan as shown on unrecorded contract for sale of real estate (Tract 1); The portion of that premises embraced within the bounds of any streets, roads, or highways (Tract 1); Subject to any unrecorded leases pertaining to the use of the cell tower located upon the subject property (Tract 2); Easement for Ingress and Egress granted to Qwest Microwave V, Inc. by deed from Wilfred T Pack and wife, Elizabeth G Pack, of record in Book 6592, page 214 (Tracts 3 & 4); Perpetual Easement

for Highway Purposes of record in Book 4907, page 494 (Tracts 3 & 4); Title to that portion of the premises embraced with the bounds of Old Hickory Boulevard (Tracts 3 & 4); and to any and all matters shown on said plat and survey of record in Instrument Number 20200714-0076956 and Instrument Number 20201020-0122150; all of said Register's Office.

This is [X] improved [ ] unimproved property known as 3545 Floyd Circle, Nashville, TN 37013 .

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of July, 2022.

Blake A. Taylor

Larissa N. Taylor

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Blake A. Taylor and Larissa N. Taylor, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 11 day of July, 2022.

Notary

My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 19, 2022
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/11/22 (date of document).

Affiant Signature

7/15/22
Date

State of Tennessee

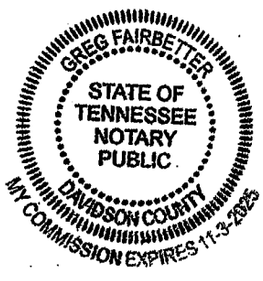
County of Davidson

Sworn to and subscribed before me this 15th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212