Karen Johnson Davidson County
Batch# 895109 DEEDWARR
07/27/2022 03:25:34 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220727-0085868

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2022.

Notary Public

My commission expires: 10/2/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Taylormade Contracting, LLC	Taylormade Contracting, LLC	071-16-0-006.00
Po Box 70271	Po Box 70271	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary L. Frierson, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Taylormade Contracting, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the north 50 feet of the Northerly 100 feet of the Westerly 143 feet of a lot marked "Widow Brown's Lot" as shown on the plan of the Subdivision of the Joe Brown Estate, as of record in Book 843, Page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary L. Frierson, unmarried, by Warranty Deed from Sharon L. Robichaux and husband, Freddie J. Robichaux of record in Instrument No. 20000912-0090591, Register's Office for Davidson County, Tennessee, dated August 18, 2000 and recorded on September 12, 2000. Order approving sale of property and Conservatorship filed in Davidson County Seventh Circuit Court, Case No. 21P1900.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DAL-CBB-22-1309

This is improved property known as **1309 N. 5th Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22 day of July, 2022.

The Conservatorship of Mary Frierson-Pirtle

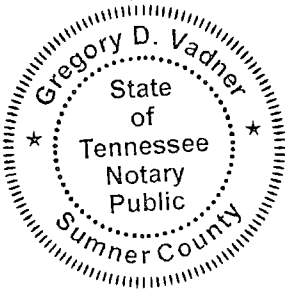
BY: Andrea Fowler
Andrea Fowler - Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Andrea Fowler, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Mary Frierson-Pirtle for the purposes therein contained, and who further proved to me that she is the Conservator for Mary Frierson-Pirtle, and is authorized by Mary Frierson-Pirtle to execute this instrument on her behalf.

Witness my hand and official seal this 22 day of July, 2022.

Notary Public
My Commission Expires: 4-17-23



SIGNED IN COUNTERPARTS

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22 day of July, 2022.

The Conservatorship of Mary Frierson-Pirtle

BY: Sharon Robichaux
Sharon Robichaux - Conservator

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Sharon Robichaux, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Mary Frierson-Pirtle for the purposes therein contained, and who further proved to me that she is the Conservator for Mary Frierson-Pirtle, and is authorized by Mary Frierson-Pirtle to execute this instrument on her behalf.

Witness my hand and official seal this 22 day of July, 2022.

Notary Public
My Commission Expires: 7-21-25

File No: 22-000903-526

RODRION MOORE
Notary Public, State of Texas
Comm. Expires 07-21-2025
Notary ID 133224223