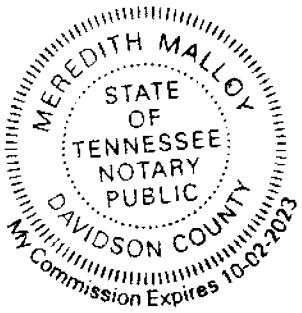
Karen Johnson Davidson County
Batch# 895284 DEEDWARR
07/28/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220728-0086104

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/02/23
(AFFIX SEAL)

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)
Antoinette L. Mordecai and Bryan A. Mordecai	Wells Fargo	Parcel ID: 148 08 0A 030.00
(NAME)	(NAME)	
2108 Three Stone Court	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Minneapolis MN 55467-8000	
(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, **Elizabeth J. Handy Taylor, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Antoinette L. Mordecai and Bryan A. Mordecai, Wife and Husband,** 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:

All that certain parcel of land situated in City of Antioch, County of Davidson State of Tennessee being known and designated as follows:

Land in Davidson County Tennessee being Lot No. 69 on the plan of Quiet Creek Phase Two Section One as of record in Instrument Number 20040106-0002099 in the Register's Office for Davidson County Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth J. Handy from Fannie Mae A/K/A Federal National Mortgage Association by and through its duly authorized
Attorney-in-Fact Wilson & Associates, P.L.L.C. by Special Warranty Deed dated February 21, 2012 and recorded on March 1, 2012 in Instrument No. 20120301-0017833, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elizabeth J. Handy Taylor, a married woman from Elizabeth J. Handy

Taylor f/k/a Elizabeth J. Handy by Quitclaim Deed dated May 12, 2017 and recorded on May 25, 2017 in Instrument No. 20170525-0052099, Register's Office for Davidson County, Tennessee.
The subject property is not the primary residence of Grantor, nor their spouse or any dependant.

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 2108 Three Stone Court, Antioch, TN 37013

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 27 day of July, 2022

Elizabeth J. Handy Taylor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Elizabeth J. Handy Taylor, a married woman, 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 27th day of July, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 July 28, 2022 (date of document).

Affiant Signature

July 28, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of July, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025