Karen Johnson Davidson County
Batch# 897409 DEEDWARR
08/02/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20220802-0087956

WARRANTY DEED

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Dana Worsop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st Day of August, 2022.

Madisun Silva
Notary Public

MY COMMISSION EXPIRES: 06/16/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Larry James Floyd	Lending Hand Mortgage, LLC	Parcel ID: 162 01 0C 094.00CO
(NAME) 489 Hickory Glade Drive	(NAME) 510 Lentz Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Madison, TN 37115	
(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, **Derotha N. Taylor as Executrix of the Estate of Gwendolyn Kidd a/k/a Gwendolyn Jones**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Larry James Floyd, a married man, as his sole and separate property,** 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:

Being Unit 94 on the Plan of Revision of Units 89 thru 99, on the Plan of Hickory Glade, Phase 2, a Planned Unit Development, of record in Plat Book 6900, Page 803, (which amended Plat Book 6250, Page 889), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gwendolyn Kidd, unmarried by Warranty Deed from LRW Holdings, LLC, dated February 13, 2017 and recorded February 21, 2017, of record in Instrument No. 20170221-0017018, Register's Office for Davidson County, Tennessee. The said Gwendolyn Kidd a/k/a Gwendolyn Jones having died on July 30, 2021, her Last Will and Testament being probated in Case No. 21P1975, Circuit Court for Davidson County, Tennessee. The Last Will and Testament of Gwendolyn Kidd a/k/a Gwendolyn Jones having vested in the Executrix, Derotha N. Taylor, the authority to administer the said decedent's real property as a part of the probate estate.

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 489 Hickory Glade Drive, 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 29 day of July, 2022.

Derotha N. Taylor

Derotha N. Taylor

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Derotha N. Taylor, 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 ~~our hands~~ this 29th day of July, 2022

Notary Public

My Commission Expires: 1.5.2026

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 29, 2022.

Date

Tonya Loftin

Affiant Signature

August 2, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)