(1)

Karen Johnson Davidson County
Batch# 907809 DEEDWARR
08/24/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20220824-0095731

WARRANTY DEED

Return TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

Y-BERE-22-1801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/22/2025 (AFFIX SEAL)

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Meritt Alicia Foreman and Rigoberto Guerra, III	New Owner	
(NAME)	(NAME)	
1801 River Dr		**081-01-0-039.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREIA E. TAYLOR AND DERRICK TAYLOR, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MERITT ALICIA FOREMAN, A SINGLE WOMAN, AND RIGOBERTO GUERRA, III, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being The Southwesterly Part of Lot No. 31 on the Map of Hailey's Subdivision of part of Block 5, G.T. Sheegog's Subdivision at Bordeaux as of record in Book 547, Page 155, Register's Office for Said County. Said part of Said lot fronts 65 feet on the Southwesterly Side of River Drive and runs back between lines 177 feet more or less on the Northerly line and 180 feet on the Southerly line along the Northerly Margin of Doak Avenue to a Dead line in the Rear, Measuring 65 feet thereon.

Being the same property conveyed to Laureia E. Taylor, a married person by Warranty deed from James R. Mayo and wife, Susan C. Mayo, formerly Susan C. Wilson of record in Book 9252, page 961, Register's Office for Davidson County, Tennessee, dated February 14, 1994 and recorded on February 18, 1994, as Re-Recorded on March 04, 1994 and recorded in Book 9266, Page 347 and Re-Recorded on March 08, 1994 and recorded in Book 9271, page 541.

Being the same property conveyed to Laureia E. Taylor and Derrick Taylor, wife and husband by Quitclaim deed from Laureia E. Taylor, a married person of record in Instrument No. 20050509-0052131 Register's Office for Davidson County, Tennessee, dated April 25, 2005 and recorded on May 09, 2005.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 155, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1801 River Dr, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF AUGUST, 2022.

Laureia E. Taylor

Derrick Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREIA E. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **08/19/2022.**

Name: **Sheri Morgan**
Title: **President**
Date **08/24/2022**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **08/24/2022.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**