WARRANTY DEED

Karen Johnson Davidson County
Batch# 911970 DEEDWARR
09/02/2022 10:56:40 AM 2 pgs
Fees: $13.00 Taxes: $1,997.63

20220902-0099217

JM-TM-22-975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C.E. BELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/11/2023 CHEATHAM 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)
Jessica Demtria Taylor **Geraldine Graham**	**Citizens Savings Bank and Trust Co**	
(NAME) **975 Fancher Lane**	(NAME) **1917 Heiman Street**	**015-13-0A-025.00-CO**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **Nashville, TN 37208**	
(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, **ANGELA R. BOOKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA DEMTRIA TAYLOR, AN UNMARRIED WOMAN AND GERALDINE GRAHAM, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Plat, Falls Subdivision of record in Plat at Instrument No. 20191015-0105302, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Angela R. Booker, unmarried by Special Warranty deed from NVR, inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20211215-0165644 Register's Office for Davidson County, Tennessee, dated December 14, 2021 and recorded on December 15, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20191015-0105302, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200304-0024384, Register's Office for Davidson County, Tennessee.
- Survey by Robert Seigenthaler, dated December 12, 2000, as revised January 29, 2004, including, but not limited to a 50 foot wide access road (ingress/egress) extending across property from the easterly line to the westery line and telephone line easement running north and south adjacent to the easterly boundary line.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 7697, Page 929, Book 7697, Page 952 and Book 7868, Page 953, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument Number 20030820-0121082, amended Withdrawing, Releasing and Removing Certain Property From Restrictive Covenants in Instrument No. 20200528-0055234, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement of record in Instrument Number 20070507-0054741, in the Register's Office for Davidson County, Tennessee.
- Easements described in deed of record in Instrument Number 20040204-0013558, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities Ingress, Egress and Dedication of record in Instrument Number 20180503-0042326, in the 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: **975 Fancher Lane, Joelton, Tennessee 37080**.

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 29th DAY OF AUGUST, 2022.

Angela R. Booker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA R. BOOKER, 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 29th of August, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212