Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 915189 DEEDWARR
09/12/2022 09:55:20 AM 2 pgs
Fees: $13.00 Taxes: $2,038.70

20220912-0101609

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62777
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert S. Tadlock Annaclaire Tadlock 743 Harpeth Parkway West Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 14214004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$551,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua D. Folsom and Stephanie D. Folsom, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert S. Tadlock and Annaclaire Tadlock, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Harpeth Valley Park, Section 1, of record in Book 3600, pages 93 and 94, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Joshua D. Folsom and Stephanie D. Folsom, husband and wife, by Warranty Deed from Walter H. Prince and wife, Mary Ann Prince, dated December 31, 2013 and recorded on January 2, 2014, of record in Inst. No. 20140102-0000408, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, pages 93 and 94, said Register's Office, which Plan shows a 30, foot minimum building setback line from Harpeth Parkway West, and 10 foot easement for public utility purposes along the rear line of said lot; Restrictions of record in Book 3857, page 858, and Book 3866, page 656, said Register's Office.

This is improved property, known as 743 Harpeth Parkway West, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of September, 2022.

Joshua D. Folsom

Stephanie D. Folsom

State of Tennessee

County of Davidson

On this 7th day of September, 2022, before me the undersigned authority, personally appeared Joshua D. Folsom and Stephanie D. Folsom, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $551,000.00.

Affiant

Sworn and subscribed before me this 9 day of September, 2022.

Notary

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025