Karen Johnson Davidson County
Batch# 916993 DEEDWARR
09/15/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20220915-0102940

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

BS-GKPG-22-1924

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)
Province Builders, LLC	**Province Builders, LLC**	
(NAME)	(NAME)	131-07-0-011.00
615 Napoleon Ave	**615 Napoleon Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville TN 37211**	
(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, **JUDITH ANN TAYLOR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROVINCE BUILDERS, LLC,** 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. 4 on the Plan of J. G. Grissim's Subdivision, of record in Book 1424, Page 36, Register's Office for said County, as follows:

Said Lot No. 4 fronts 100 feet on the Northerly side of Castleman Drive and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Donald R. Taylor and wife, Judy Taylor by Warranty Deed from Jerry N. Gomer of record in Book 6235, page 523, Register's Office for Davidson County, Tennessee, dated February 22, 1984 and recorded on February 23, 1984.

The said Donald R. Taylor having died on or about May 27, 2014, vesting Judy Taylor as surviving tenant by the entirety. Last Will and Testament filed for Probate in Docket No. 16P658, Seventh Circuit Court Davidson County, Tennessee. In accordance with the terms of the Will, Judi Ann Taylor is named Personal Representative of the Estate of Donald Ray Taylor, deceased. Last Will and Testament of Donald Ray Taylor recorded in Instrument No. 20160502-0042677, on May 02, 2016. Order for Probate of Will for Muniment of Title recorded in Instrument No. 20160502-0042678, on May 02, 2016.

Judith Ann Taylor being one in the same as Judi Ann Taylor and Judy Taylor.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Book 1424, Page 36, 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: **1924 Castleman Drive, Nashville, Tennessee 37215**.

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 13th DAY OF SEPTEMBER, 2022.

Judith Ann Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH ANN 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 13th of September, 2022.

Notary Public
My Commission Expires
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **September 13, 2022**.

Date

Affiant Signature

September 15, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)