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Batch# 921230 DEEDWARR
09/26/2022 09:16:58 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220926-0106063

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JOHN A. GEARLDS , unmarried man

2911 Lakeland Drive
Nashville, TN 37214

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 096140048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CLYDE E. TAYLOR, JR and wife, SHERRIE G. TAYLOR, husband and wife, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JOHN A. GEARLDS, unmarried man, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Being Lot No. 395 on the map of Cloverhill, Section No. VII, of record in Book 2133, Page 92, Register's Office for said County. Said Lot No. 395 fronts 81.8 feet on the south side of Bealwood Drive and runs back between lines, 157.7 feet on the west line and 156.3 feet on the east line to a dead line in the rear on which it measures 60.6 feet.
>
> Being the same property conveyed to Clyde E. Taylor, Jr and wife, Sherrie G. Taylor by Warranty Deed from Full Service Restoration, Inc., Money Purchase Pension Plan, dated December 23, 2002 and recorded January 7, 2003 in Instrument No. 20030107-0002314, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2911 Lakeland Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 22 day of September, 2022.

CLYDE E. TAYLOR, JR

SHERRIE G. TAYLOR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CLYDE E. TAYLOR, JR and wife, SHERRIE G. TAYLOR, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of September, 2022.

NOTARY PUBLIC

MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/25/25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $280,000.00.

AFFIANT

Subscribed to and sworn before me, this the 22 day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 4-22-26

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 4-22-26

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