WARRANTY DEED

Karen Johnson Davidson County
Batch# 924741 DEEDWARR
10/03/2022 02:27:05 PM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20221003-0108918

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ **760,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
26th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 2/26/24
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

C22-172

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Owen		
2874 Morgan Rd	**Same as Owner**	**015-00-0-292.00**
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Kimberly Lynn Taylor, an Unmarried Woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Donna Owen, an Married Woman,**HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 2874 Morgan Rd, Joelton, Joelton, TN 37080. Said property is being described as follows:

Land in Davidson County, Tennessee, Being Lot No. 1 of Wayne Winters One - Lot Subdivision of record at Instrument No. 20070806-0093144, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more accurate and complete property description.

Also conveyed herewith is as ingress, egress and utility access easement described more particularly as follows:

Commencing at an iron pin set in the Northerly right of way of Morgan Road, said pin being located at the Northeasterly corner of the property conveyed to Deborah Darlene Brown, of record in Book 7545, Page 753, in Register's Office for Davidson County Tennessee, and being a common corner of Lot 1 Final Subdivision plat Wayne Winters One - Lot Subdivision, of record in Instrument No. 20070806-0093144, in Register's Office for Davidson County Tennessee; thence with the boundary of Lot 1 and the Northerly right of way of Morgan Road, along a curve to the right (R=657.35') a distance of 31.79 feet to an iron pin, said iron pin being the point of beginning of the herein described easement; thence with the boundary of Lot 1, the following coursed; along a curve to the left, (R=25.00') a distance of 37.31 feet to an iron pin; North 45 degrees 31' 43" West, 121.29 feet to an iron pin; along a curve to the right (R=308.45') a distance of 69.93 feet to an iron pin; South 66 degrees 24' 24: West 134.65 feet to an iron pin; South 58 degrees 02' 55" West, 120.64 feet to an iron pin; thence North 31 degrees 57' 05" West 50.00 feet to a point on the property conveyed to E.G. Winters of record in Book 4563, Page 143, in the Register's Office for Davidson County Tennessee; thence North 58 degrees 02' 55" East, 124.29 feet to a point; thence North 66 degrees 24' 24" East, 186.20 feet to a point on the property conveyed to Tracy Y. Davenport and David L. Davenport of record in Instrument No. 20050606-0064286, in Register's Office for Davidson County Tennessee; thence with Davenport's Westerly property line, along a curve to the Left (R=262.45') a distance of 104.96 feet to an iron pin, thence South 45 degrees 31' 43" East, 119.52 feet to an iron pin; thence along a curve to the left (R=25.00') a distance of 37.31 feet to an iron pin in the Northerly right of way of Morgan Road; thence with the Northerly right of way of Morgan Road, along a curve to the Left, (R=657.35') a distance of 92.16 feet to the point of beginning containing 24,976 square feet, 0.57 acres, more or less.

Being the same property conveyed to Jonathan Ryan Taylor and Kimberly Lynn Taylor, Husband and Wife by Warranty Deed from Brandy James d/b/a Brandy Built Construction dated 12/28/2018 and filed for record on 01/07/2019 of record in Instrument No. 20190107-0001466 , said Register's Office for said County.

Being the same property conveyed to Kimberly Lynn Taylor by QuitClaim Deed from Jonathan Ryan Taylor dated 07/27/2021 and filed for record on 08/03/2021 of record in Instrument No. 20210803-0103896 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **2874 Morgan Rd, Joelton, TN 37080**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of September, 2022.

Kimberly Lynn Taylor

Kimberly Lynn Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly Lynn Taylor** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2022.

Commission Expires: 8-21-2023

Rebecca Moss

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023