Karen Johnson Davidson County
Batch# 924761 DEEDWARR
10/03/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,160.80
20221003-0108948

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $584,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2022.

Notary Public
My Commission Expires: 06/14/2026

Madisun Silva STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

2022-467

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Joseph Walega	American Pacific Mortgage Corporation	
4938 Old Hickory Boulevard	3000 Lava Ridge Court, Suite 200	067 00 0 083.00
Nashville, TN, 37218	Roseville, CA 95661	

WARRANTY DEED

For and in 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

Sharon Taylor and Walter Taylor, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan Joseph Walega, a single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being tracts Lot No. 7 of the Edie I. Bateman Farmer heirs lands, in the 13th Civil District, Davidson County, Tennessee, described according to an unrecorded survey by Jones and Moore Company, Inc., Dickson, Tennessee, dated March 31, 1975, as follows:

Said Tract No. 7 begins at an iron pin on the easterly margin of Old Hickory Boulevard, said iron pin being located in the common corner between Tract No. 7 and 8; thence south 89 deg. 55' east 895.38 feet to an iron pin; thence south 36 deg. 1' east 116.00 feet to an iron pin; thence south 42 deg. 51' west 221.00 feet to an iron pin; thence south 73 deg. 22' west 48.25 feet to an iron pin; thence north 85 deg. 20' west 754.88 feet to an iron pin located in the easterly margin of Old Hickory Boulevard; thence along said margin north 4 deg. west 210.00 feet to the point of beginning, said tract containing 4.98 acres more or less.

Being the same property conveyed to Sharon Taylor and Walter Taylor, wife and husband by Warranty Deed from Madaleine Farmer LaVoi and husband, Samuel J. LaVoi of record in Book 9088, Page 584, Register's Office for Davidson, Tennessee, dated September 20, 1993 and recorded on September 22, 1993.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4938 Old Hickory Boulevard, Nashville, TN 37218.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, 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 30th day of September, 2022.

Sharon Taylor

Walter 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 Sharon Taylor and Walter Taylor 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 and official seal at Nashville, Tennessee, this 30th day of September, 2022.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

Certificate of Authenticity

I, Tonya Loftin, 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 30, 2022**.

Date

Tonya Loftin
Affiant Signature

October 3, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of October, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)