WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Laura Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 924956 DEEDWARR
10/04/2022 09:27:54 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20221004-0109284

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
HDT Properties, LLC	HDT Properties, LLC	Parcel ID: 059 14 0 216.00
(NAME)	(NAME)	
3822 Boatner Drive	5206A Kentucky Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Niketa E. Taylor, a widow and Kimberly M. Jordan, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto is **HDT Properties, LLC, a Tennessee Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Lot Number 207 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Taylor and Niketa E. Taylor from HSBC Bank USA, National Association, as Trustee in Trust for Citigroup Mortgage Loan Trust, Inc., Asset Backed Pass Through Certificates Series 2003-HE4, by and through its duly appointed attorney-in-fact, Wells Fargo Bank. N.A by Special Warranty Deed dated July 23, 2013 and recorded on August 26, 2013 in Instrument No. 20130826-0089598, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Niketa E. Taylor, as Remainderman, Subject to a Life Estate for the Benefit of Thomas Taylor from Thomas Taylor and Niketa E. Taylor by Quitclaim Deed dated December 8, 2016 and recorded on June 27, 2017 in Instrument No. 20170627-0064320, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Niketa E. Taylor and Kimberly M. Jordan, a married woman from Niketa E. Taylor, an unmarried woman by Quitclaim Deed dated September 2, 2022 and recorded on September 2, 2022 in Instrument No. 20220902-0099540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3822 Boatner Drive, Nashville, TN 37207

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 29th day of September, 2022.

Niketa E. Taylor

Niketa E. Taylor

Kimberly M. Jordan

Kimberly M. Jordan

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State ~~Niketa E. Taylor, a widow~~ and Kimberly M. Jordan, a married woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2022.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-22-2024
MAURY COUNTY

Notary Public

My Commission Expires:

(SEAL)

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Niketa E. Taylor, a widow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

