Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE

Karen Johnson Davidson County
Batch# 926315 DEEDWARR
10/06/2022 09:59:56 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20221006-0110228

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 225,000.00.

Madison Manzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 09/30/2022

Notary Public
MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #22-4520

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric E. Taylor, and Thomas A. Stueck	Eric Taylor	**086-14-0A-151-00CO**
(NAME) **151 Thistle Lane**	(NAME) 702 Taylor Lane	
(ADDRESS) **Nashville, TN, 37076**	(ADDRESS) Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Vickie Ann Perry, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric E. Taylor and Thomas A. Stueck,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 151 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Vickie Ann Perry, and Malcolm H. Perry, wife and husband by Deed dated August 31, 2020 from Malcolm H. Perry, recorded September 2, 2020,

in Instrument Number 20200902-0099714, in the Register's Office of Davidson County, Tennessee. ** Malcolm H. Perry having died on June 17, 2021

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **151 Thistle Lane, Nashville, TN 37076**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 28 day of **September,2022**

Vickie Ann Perry
Vickie Ann Perry

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Vickie Ann Perry,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 28 day of **September, 2022.**

TAMELA FAYE LAIR
Notary Public - Notary Seal
State of Missouri
Commissioned for Christian County
My Commission Expires: January 07, 2023
Commission Number: 19376526

Tamela Faye Lair
NOTARY PUBLIC

My Commission Expires:
Jan. 7, 2023