Karen Johnson Davidson County
Batch# 930720 DEEDWARR
10/18/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,171.90
20221018-0113532

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2022.

Notary Public
MY COMMISSION EXPIRES: 2.8.24
File No. G22-16814

CARLA D. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Cole Taylor Lacy Bradshaw Taylor (NAME)	(NAME)	53-6-25
220 Hurst Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Marcie Dillard Richards, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Cole Taylor and Lacy Bradshaw Taylor, husband and wife**, 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 No. 49 of the Map of Fairway View Subdivision, Section No. 2, as of record in Book 2900, Page 100 and amended in Instrument No. 20150921-0095420, Register's Office for said County.

Said Lot No. 49 fronts 90 feet on the westerly side of Hurst Drive and extends back 300.06 feet on the Northerly side and 300.08 feet on the Southerly side, to a line in the rear on which it measures 90 feet.

Being the same property conveyed to James William Dillard and wife, Marcie Dillard by Deed dated March 21, 2016 from James William Dillard and Jamey Shannon Dillard Farrar, Co-Trustees of the Testamentary Trust created in the Last Will and Testament of Margaret Marie Piercey Dillard and the First Codicil to the Last Will and Testament of Margaret Marie Piercey Dillard, both of which were executed on January 6, 2012, recorded March 21, 2016, in Instrument Number 20160321-0026644, Register's Office of Davidson County, Tennessee. The said James William Dillard and Marcie Dillard having since divorced.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 220 Hurst Drive, Nashville, TN 37138.

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. Whenever 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 my/our hand(s) this 26th day of September, 2022.

Marcie Dillard Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Marcie Dillard Richards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2022.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, **Carla R. Dillard**, 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 10-7, 2022.

10-7-2022

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me on October 7, 2022.

Notary Public: Judy Reed
My Commission Expires: 11-22-25

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD