Karen Johnson Davidson County
Batch# 965284 DEEDWARR
01/27/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230127-0006393

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Stephen N. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Metropolitan Escrow, Inc., 217 Pineway Dr., Nashville, TN 37217

File No.: 23-0002

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Stephen N. Taylor | New Owner | Map: 12010004700 |
| (NAME)<br>1209 Dempsey Dr. | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37217 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**TIRRI L. PARKER, EXECUTRIX OF THE ESTATE OF SAMMIE MARILYN TAYLOR,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**STEPHEN N. TAYLOR, UNMARRIED,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 68 on the Plan of Seven Oaks, Sec. IV, as of record in Book 2133, Page 105, Register's Office for said County.

Said Lot No. 68 fronts 125 feet on the southerly side of Dempsey Place, and extends back 160.4 feet on the westerly line and 199.6 feet on the easterly line, to a dead line in the rear, which is a broken line on which it measures 132.5 feet.

Being the same property conveyed to Brown Taylor, Jr. and wife, Sammie M. Taylor, by deed from Alvis J. Johnson and wife, Beatrice T. Johnson, of record in Book 4625, Page 903, dated August 1, 1972, Register's Office for said County. The said Brown Taylor, Jr. died April 18, 2019, and title vested in Sammie M. Taylor as surviving tenant by the entirety. The said Sammie M. Taylor died testate on November 19, 2021. The Grantor herein executes this instrument as Executrix of the Estate of Sammie Marilyn Taylor pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 22P36.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 105, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 349 and Book 2087, Page 183, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1209 Dempsey Dr., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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 26th day of January, 2023.

The Estate of Sammie Marilyn Taylor

BY: _____
Tirri L. Parker
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tirri L. Parker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executrix of The Estate of Sammie Marilyn Taylor the within named bargainer, and that he/she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of January, 2023.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Certification of Recorded Documents**

I, Karen Suggs, 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 January 26, 2023.

Karen Suggs

(AFFIANT) – Karen Suggs

01/26/2023
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 26th day of January, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY