WARRANTY DEED

Karen Johnson Davidson County
Batch# 965554 DEEDWARR
01/30/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230130-0006799

File No. EY-22-3756

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regan Isabel Taylor, Ernest Dean Taylor, Jr., & Kelly Nicole Taylor	Same as new owner	
(NAME) 7804 Dan Kestner Court	(NAME)	128-10-0-246.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Philip Alexander Ingle and Eden Starling Luquire Ingle F/K/A Eden Starling Luquire, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regan Isabel Taylor, unmarried, and Ernest Dean Taylor, Jr., and Kelly Nicole Taylor, a married couple, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 16 on the Plan of First Revision Meade Vue Subdivision of record in Plat Book 9700, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philip Alexander Ingle and Eden Starling Luquire by Warranty deed from Gerry Heath, unmarried formerly known as Gerry Heath Householder, of record in Instrument No. 20141009-0093729 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 9, 2014. ***Philip Alexander Ingle and Eden Starling Luquire having since married. Eden Starling Luquire is now known as Eden Starling Luquire Ingle.***

This is property more commonly known as 7804 Dan Kestner Court, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 27th day of January, 2023.

Philip Alexander Ingle

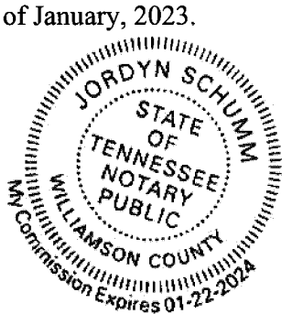
Eden Starling Luquire Ingle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of January, 2023, before me personally appeared Philip Alexander Ingle and Eden Starling Luquire Ingle, 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 27th day of January, 2023.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 27, 2023**.

Affiant Signature

January 30, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

30th day of **January**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

