Karen Johnson Davidson County
Batch# 969248 DEEDWARR
02/09/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20230209-0009579

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $635,000.00.

Jennifer A Hoffman
Affiant

Subscribed and sworn before me this the 8th day of February, 2023.

Brenda Shelby
Notary Public
My commission expires:

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donald Taylor, Jr. 2513 Timwood Dr. Nashville, TN 37214	New Owner	073-04-0 003.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMUEL MCGUIRE AND NANCY B. MCGUIRE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DONALD TAYLOR JR. AND MELISSA TAYLOR, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Sutherland Heights, Section 1, of record in Plat Book 2663, Page 18, in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jack W. McGuire and wife, Sarah G. McGuire by Warranty Deed from Riverwood Homes, Inc., a corporation organized and existing under the laws of the State of Tennessee, dated 03/06/1959, of record in Book 2879, Page 525, Register's Office for Davidson County, Tennessee.

The said Sarah G. McGuire died on 08/30/1997, leaving the said Jack W. McGuire the sole surviving tenant by the entirety.

The said Jack W. McGuire died testate on 07/17/2002, devising subject property to Samuel McGuire, as evidenced in Will Recorded in Instrument No. 20130515-0049097, Register's Office for Davidson County, Tennessee. The said Nancy B. McGuire is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2513 Timwood Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of February, 2023.

Samuel McGuire

Nancy B. McGuire

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel McGuire and Nancy B. McGuire, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of February, 2023.

My commission expires: 5-21-2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 2/8/2023.

Jennifer A Hoffman
Affiant
Date: 2/9/2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 9th day of February, 2023

Brenda Shelby
Notary Public

My Commission Expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023