Karen Johnson Davidson County
Batch# 974213 DEEDWARR
02/24/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230224-0013353

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Asia Gladney		060 07 0 047.00
(NAME)	(NAME)	
2944 Lyndale Drive	Same as owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brandon Taylor and Quiana Taylor, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Asia Gladney, a unmarried woman** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan Section One, Hillhurst Acres, of record in Plat Book 2331, Pages 50 and 51, Register's Office for said County.

Said Lot No. 71 fronts 196.54 feet on the Easterly side of Lyndale Drive and extends back 161.6 feet on the Northerly line and 212.5 feet on the Southerly line to a dead line, measuring 99.9 feet thereon.

Being the same property conveyed to JMAY LLC, a Nevada Limited Liability Company Series 55, The 2944 Lyndale Drive Series thereof, by Warranty Deed from Brandon Adams, Trustee of The 2944 Lyndale Dr Trust, of record in Instrument No. 20201112-0133132, in the Register's Office of Davidson County, Tennessee, dated November 10, 2020, and recorded on November 12, 2020.

Being the same property conveyed to Brandon Taylor and Quiana Taylor, Husband and Wife, by Warranty Deed from JMAY LLC, A Nevada Limited Liability Company Series 55, The 2944 Lyndale Drive Series, of record in Instrument No. 20210222-0020701, in the Register's Office of Davidson County, Tennessee, dated February 12, 2021 and recorded on February 22, 2021.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 2944 Lyndale Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 17 day of February, 2023.

GRANTORS:

Brandon Taylor

Quiana Taylor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Brandon Taylor and Quiana Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17 day of February, 2023.

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5/9/26

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 February 24, 2023.

Signature
Date: February 24, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 24th day of February, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025