**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 975956 DEEDWARR
03/01/2023 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230301-0014757

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $380,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21 day Feb 2023.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**NAME AND ADDRESS OF PROPERTY OWNER:**
**Elizabeth Taylor and Rodger Taylor**
**1628 Good Day Court**
**Nashville, TN 37207**

**SEND TAX BILLS TO:**
**Elizabeth Taylor and Rodger Taylor**
**1628 Good Day Court**
**Nashville, TN 37207**

**MAP AND PARCEL NUMBER: Tax ID #:** 041030A02000CO

# WARRANTY DEED
## 23NT00050

Effective the 21st Day of Feb. 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Mary Nichols, heir-at-law of Mary J. Whitfield, deceased.**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Elizabeth Taylor and Rodger A. Taylor, wife and husband**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot(s) 55, as shown on the map entitled Vantage Pointe, Section One, of record as Instrument No. 20031017-0154221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property as conveyed to Mary J. Whitfield, an unmarried woman by Warranty Deed from Southern Home Builders, LLC dated 08/02/2005 recorded 08/05/2005 in Book NA, Page NA, as Document Number 20050805-0092164, Register's Office for Davidson County, TN.**

**Mary J Whitfield died 9/20/2021 leaving her heir-at-law as follows, as evidenced by affidavits of heirship recorded as document no. 20220114-0005696 and document no. _202303010014756 Register's office for Davidson County, Tennesse: Mary Nichols.**

**This is an improved property commonly known as: 1628 Good Day Ct, Nashville, TN 37207-1424**

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 21st day of Feb., 2023.

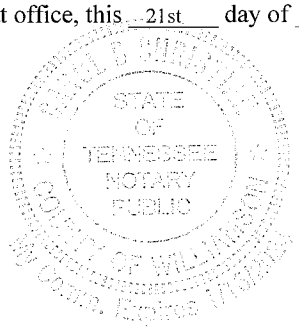
**Mary Nichols**

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary Nichols**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of February, 2023.

Notary Public
My Commission expires: 1/16/2024



**Tennessee Certification of Electronic Document**

I, Shawn Stevens 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 2/21/23 (date of document).

Affiant Signature

3/1/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of March, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-7-2026