Karen Johnson Davidson County
Batch# 981679 DEEDWARR
03/16/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230316-0019231

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63027
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Addie L. Morton Evan B. Smiley 5100 Ander Drive Brentwood, TN 37027	Same as owner

TAX MAP PARCEL NUMBERS: 181100E08900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Francis Marie Taylor, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Addie L. Morton, a single woman, and Evan B. Smiley, a single man, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Inst. No. 20110620-0047097, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Francis Marie Taylor, unmarried, by Warranty Deed from English Elliott, unmarried, dated July 30, 2018 and recorded on August 1, 2018, of record in Inst. No. 20180801-0075440, Register's Office for Davidson County, Tennessee.

Josh Settle, spouse of Francis Marie Taylor, joins in this conveyance solely to convey any interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters on the Plan, with Owner's Certificate, of record in Inst. No. 20110620-0047097, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20110603-0042709, amended in Inst. No. 20120119-0005431, Inst. No. 20170811-0082700, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of High Point Homeowners Association, Inc., of record in Inst. No. 20100113-0003233, said Register's Office; Easement to Comcast of Nashville I, LLC of record in Inst. No. 20170921-0096817 and Inst. No. 20090714-0065912, said Register's Office; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Inst. No. 20090309-0020470, said Register's Office; Easement for Sanitary Sewers, drainage flow and appurtenances of record in Inst. No. 20090805-0073466, said Register's Office; Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or appurtenances of record in Inst. No. 20090309-0020488 and Inst. No. 20090309-0020517, said Register's Office; Easement for sanitary sewers, water line and appurtenances of record in Inst. No 20110411-0027742, said Register's Office.

This is improved property, known as 5100 Ander Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14 day of March, 2023.

Francis Marie Taylor

Josh Settle

State of KY

County of Fayette

On this 14 day of March, 2023, before me the undersigned authority, personally appeared **Francis Marie Taylor and Josh Settle,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Susan M. Jenkins
Notary

My Commission Expires: 5/24/2023

SUSAN M. JENKINS NOTARY ID NO. 623908 MY COMM. EXPIRES PUBLIC STATE AT LARGE KY

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Sworn and subscribed before me this 16 day of March, 2023.

Notary

My Commission Expires: 5/9/24

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

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 March 16, 2023.

Signature
Date: March 16, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 16th day of March, 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