THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243721** Karen Johnson Davidson County Batch# 982445 DEEDWARR 03/20/2023 01:19:30 PM 3 pgs Fees: $18.00 Taxes: $1,517.00 20230320-0020065	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00 Affiant Subscribed and sworn to before me, this 15th day of March, 2023. Notary Public My Commission Expires: _____

SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary Barker and Jewell Brinkley 1256 Scarcroft Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141 05 0A 205.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Taylor, unmarried and Heather Robin Taylor, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Barker, unmarried, and Jewell Brinkley, unmarried, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 205, on the Plan of Avondale Park, Phase 2, Section 1, " Cluster Lot Subdivision" of record in Instrument No. 20110208-0011105, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather Robin Taylor & Michael Taylor, wife and husband, as Tenants by the Entireties with the Right of Survivorship, by Quitclaim Deed from Heather Robin Taylor, a married person, spouse not in title, of record in Instrument No. 20140430-0036409, in the Register's Office of Davidson County, Tennessee, dated April 27, 2014 and recorded on April 30, 2014. Heather Robin Taylor and Michael Taylor now divorced, see final decree of divorce in Case #22D1215, Third Circuit Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Avondale Park, Phase 2, Section 1, " Cluster Lot Subdivision", as recorded in Instrument No. 20110208-0011105.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Harpeth 40 Mobile Home Park, as recorded in Plat Book 4300, Page(s) 49.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452; as amended in Instrument No. 20090331-0028791; Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161.

Easement for Road, recorded in Book 4116, Page 151.

Easement for Transmission Line, recorded in Book 4193, Page 903 and Instrument No. 20060110-0003857.

Easement for Waterline, recorded in Book 5738, Page 819 and Book 5738, Page 832 and Instrument No. 20080818-0084836.

Easement for Sewer Line, recorded in Book 7601, Page 400.

Easement for Public Utilities, recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20040204-0013641.

Easement for Access, recorded in Instrument No. 20041207-0145662.

Easement recorded in Book 341, Page 271; Book 350, Page 371; Book 362, Page 561; Book 513, Page 396; Book 787, Page 7; Book 840, Page 540; Book 1237, Page 674; Book 3033, Page 185; Book 3033, Page 186; Book 3369, Page 316; Book 3369, Page 317; Book 3369, Page 318; Book 3369, Page 319; Book 4118, Page 694; Book 4228, Page 635; Book 4273, Page 280; Book 4364, Page 895; Book 4494, Page 882; Book 10748, Page 876; Instrument No. 20090707-0063325.
Storm water detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293 and Instrument No. 20090814-0076610.

Oil and Gas Lease recorded in Book 3084, Page 317.

Lease Recorded in Book 6078, Page 619.

Memorandum of Lease recorded in Book 10023, Page 638.

Contract for Railroad recorded in Book 5348, Page 362.

Assignment of Contract recorded in Book 5902, Page 469.

Resolution Regarding Abandonment of Easement Rights Recorded In Instrument No. 20080826-0087638.

This is improved property located at 1256 Scarcroft Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2023.

Michael Taylor

Heather Robin Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Taylor and Heather Robin Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 3/15/2023.

Affiant Signature

March 15, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on March 15, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON