Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 998992 DEEDWARR
05/03/2023 10 09:29 AM 2 pgs
Fees. $13 00 Taxes. $2,500 83
20230503-0032759

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1475

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATIO[illegible]
WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,900.00

M. Alexis Brannan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of May, 2023

Tara Jones
Notary Public

Commission Expires _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick S. O'Toole and Katherine L. Leggett 5623 Tennessee Avenue Nashville, TN 37209	New Owner	091 06 0 389.00 091 06 0 392.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jorin Haley Taylor, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick S. O'Toole a married man and Katherine L. Leggett, his wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 1:
Land in Davidson County, Tennessee, being Lot No. 1602, on the Plan of Extension of Plan No. 1 (incorrectly shown on previous deed as Plan No. 2) of West Nashville, Block 203, of record in Plat Book 57, Pages 172 and 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jorin Haley Taylor by Warranty Deed from Wendell Harmer, married of record in Instrument No. 20160912-0095754 Register's Office for Davidson County, Tennessee, dated September 1, 2016 and recorded on September 12, 2016.

PARCEL 2:
Land in Davidson County, Tennessee, being the Westerly one-half (1/2) of 57th Avenue North closed by Metro Ordinance 77-601 described in deed of record in Book 5699, Page 576, Register's Office for Davidson County, Tennessee.

Said one-half (1/2) of 57th Avenue North fronts 25 feet on the Southerly margin of Tennessee Avenue and abuts along the Easterly lot line of the property conveyed to Shirley Randall by deed from Leslie M. Bowden and wife, Earline D. Bowden of record in Book 4582, Page 133, Register's Office for Davidson County, Tennessee, and extends back 150 feet to a deal line in the rear measuring 25 feet thereon.

Being the same property conveyed to Jorin Haley Taylor by Warranty Deed from Wendell Harmer, married of record in Instrument No. 20160912-0095754 Register's Office for Davidson County, Tennessee, dated September 1, 2016 and recorded on September 12, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5621 Tennessee Avenue Nashville, TN 37209.
5623 Tennessee Avenue, Nashville, TN 37209.

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; and we so covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 1st day of May, 2023.

Jorin Haley Taylor

Jorin Haley Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of May, 2023, before me personally appeared Jorin Haley Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2023

Notary Signature
My commission expires:

JOSHUA A TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023