This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $326,500 00

Jorin Haley Taylor
Affiant

Subscribed and sworn before me this the 1 day of May, 2023

Notary Public
My commission expires 9/21/26

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Jorin Haley Taylor 2307 Saint Louis St Nashville, TN 37208	New Owner	081-06-0 447 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEITH DENNISON, AN UNMARRIED MAN, AND ANASTACIA PETERS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JORIN HALEY TAYLOR, unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 13 on the Plan of the Subdivision of a part of the Lot No 16 of the Nichol Property, as a record in Plan Book 2, Page 49, Chancery Court at Nashville Said Lot No 13 fronts 50 feet on the Southerly side of St Louis, formerly Visalia Street, and runs back between parallel lines, 150 feet to an alley

Being the same property conveyed to Keith Dennison, an Unmarried Man, and Anastacia Peters, an unmarried woman, as tenants in common with rights of survivorship, by deed dated 03/16/2018, from Kirt Hunt and Brittany Ann Hunt, husband and wife, of record in Instrument No 20180319-0025555, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2307 Saint Louis St, Nashville, TN 37208

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

Karen Johnson Davidson County
Batch# 999011 DEEDWARR
05/03/2023 10:38 50 AM 2 pgs
Fees $13 00 Taxes $1,208.05
20230503-0032796

Witness my hand this the 1 day of May, 2023

Keith Dennison by Jenny West
Keith Dennison
BY Jenny West as Attorney-in-Fact
Attorney in fact

Anastacia Peters by Jenny West
Anastacia Peters
BY Jenny West as Attorney-in-Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1 day of May, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Keith Dennison by Specific POWER OF ATTORNEY dated 4/25/23, and who acknowledged that he executed the same as the free act and deed of Keith Dennison

Witness my hand and official seal this 1 day of May, 2023

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1 day of May, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anastacia Peters by Specific POWER OF ATTORNEY dated 4/25/23, and who acknowledged that he executed the same as the free act and deed of Anastacia Peters

Witness my hand and official seal this 1 day of May, 2023

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY