Karen Johnson Davidson County
Batch# 999394 DEEDWARR
05/03/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230503-0032964

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2023.

Notary Public

My commission expires: 5/20/2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mathew Gay **Lindsay Hanson**	**Carrington Mortgage Services, LLC**	**148-13-0-192.00**
4948 Packard Drive	**PO Box 692408**	
Nashville, TN 37211	**San Antonio, TX 78269-2408**	

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, WE, **Farron C. Taylor, a single man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mathew Gay, a single man and Lindsay Hanson, a single woman, as Joint Tenants with rights of survivorship,** 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:

Property known as: 4948 Packard Drive, Nashville, TN 37211, County of Davidson

Being Lot No. 5 on the Plan of Fairlane Park Annex, as of record in Book 2854, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 108 feet on the south side of Packard Drive, as runs back 154.56 feet on the west line and 174 feet on the east line, to a dead line in the rear, which is the north bank of Sorghum Branch, on which it measures 124.55 feet.

Being the same property conveyed to Farron C. Taylor, a single man, by Warranty Deed from Anthony L. Dean and Linda M. Dean, husband and wife, dated 09/14/2021 and recorded 09/20/2012 in Instrument No. 20210920-0125837, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 148-13-0-192.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

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.

This is Improved property known as: 4948 Packard Drive, Nashville, TN 37211.

LTE File No.: 23-1154TN

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 do 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 in 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.

Witness my/our hand(s) this 20th day of April, 2023.

Farron C. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2023, before me personally appeared **Farron C. Taylor**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of April, 2023.

Notary Public

Commission Expiration:

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 4/20/2023 (date of document).

Affiant Signature

4/20/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

