G#36698-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002387 DEEDWARR
05/11/2023 02 20 03 PM 2 pgs
Fees $13 00 Taxes $5,291.00

20230511-0035295

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,430,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2023

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Meagan Ashley Tracy McCormick	**"New Owner"**	**116 08 0 A 006 00 CO**
6 Valley Forge		
Nashville, TN 37205		

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

Joseph G. Taylor, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meagan Ashley Tracy McCormick

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

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Sugartree, Phase 1, of record in Plat Book 4675, Pages 141 and 142, as amended in Book 4869, Page 686, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Joseph G. Taylor and Barry E. Baird, as tenants in common with full rights of survivorship, by Warranty Deed dated October 10, 2013, from Jack M. Heath and wife, Tonna T. Heath, of record in Instrument No. 20131016-0108012, Register's Office for Davidson County, Tennessee. Said interest is now vested in Joseph G. Taylor as surviving tenant by the entirety, the said Barry E. Baird having died on September 12, 2021.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 4675, Pages 141 and 142, amended in Book 4869, Page 686, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, Page 157, as amended in Book 4911, Page 356, in Book 4996, Page 126, in Book 5003, Page 688, in Book 5152, Page 401, in Book 5514, Page 138, in Book 5691, Page 61, and Amended and Restated in Book 11758, Page 466, and further amended in Instrument No. 20170522-0050870 and in Instrument No. 20210430-0058356, Register's Office for Davidson County, Tennessee;

3) Charter of Sugartree Homeowners Association, Inc., of record in Book 5683, Page 670, Register's Office for Davidson County, Tennessee;

4) Conveyance of common areas to Sugartree Homeowners Association, Inc., of record in Book 5683, Page 675, said Register's Office;

5) Easement for a water main and water rights as contained in the Deeds of record in Book 613, Page 713, and in Book 660, Page 34, Register's Office for Davidson County, Tennessee;

6) Sewer Easement of record in Book 3400, Page 63, Register's Office for Davidson County, Tennessee;

7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, Page 122, in Book 4005, Page 367, and in Book 7061, Page 100, said Register's Office; and,

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **6 Valley Forge, Nashville, TN 37205**.

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 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

Witness my/our hand(s) this **10th** day of **May, 2023.**

Joseph G. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joseph G. Taylor,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **May, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 12/14/24