

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005672 DEEDWARR
05/19/2023 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20230519-0037927

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Harden and Tessa Stanley	Primary Residential Mtg	
(NAME)	(NAME)	
1829 Buntingway Dr.	1480 N. 2200 West	098060A15600CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, Utah 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Naitosha L. Taylor, who acquire title as Naitosha Penn, and Nicholas Taylor, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tessa Stanley, a single woman and Nathan Harden, a single man**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR 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. 140 on the Plan of Final Plat of Phase Two, Section A, Bridgewater, a Planned Unit Development, of record in Plat at Instrument No. 20061207-0151485, 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 Naitosha Penn, a single person, by virtue of that certain Warranty Deed dated March 22, 2019, and being of record at Instrument No. 20190325-0026801 in the Register's Office of Davidson County, Tennessee. *Naitosha Penn is now married to Nicholas Taylor and is now known as Naitosha L. Taylor. Naitosha Penn and Naitosha L. Taylor are one and the same person. Nicholas Taylor joins in this conveyance to transfer any marital rights he may have in said property.*

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1829 Buntingway Dr. Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 17 day of May, 2023.

Naitosha L. Taylor

Nicholas Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Naitosha L. Taylor and Nicholas Taylor**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of May, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 5/17/23.

Affiant Signature – Joshua A. Terry

5/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/18/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON