Karen Johnson Davidson County
Batch# 1009972 DEEDWARR
06/01/2023 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.13
20230601-0041449

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63141
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Taylor 1506 Ferguson Avenue Nashville, TN 37212	Same

TAX MAP PARCEL NUMBERS: 11708012900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$784,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Georgeanne Matthews, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Taylor,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Georganne Matthews by Warranty Deed from Cynthia Clark Matthews dated may 3, 2016 and recorded on May 11, 2016, of record in Inst. No. 20160511-0046602, Register's Office for Davidson County, Tennessee. "Georganne" Matthews is one and the same person as "Georgeanne" Matthews which is the correct spelling of Grantor's name.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 10, said Register's Office.

This is improved property, known as 1506 Ferguson Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of MAY, 2023

Georgeanne Matthews

Georgeanne Matthews

State of District of Columbia

County of Washington

On this 31 day of May, 2023, before me the undersigned authority, personally appeared Georgeanne Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Bernice Brown

Notary

My Commission Expires: 4/31/2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $784,900.00.

Affiant

Sworn and subscribed before me this 1st day of June, 2023.

Elizabeth J. Barnes

Notary

My Commission Expires: 11-21-26

202306010041449

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 30, 2023.

J. Carlton Drumwright

May 30, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 30, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY