WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014042 DEEDWARR
06/12/2023 02 43 24 PM 2 pgs
Fees $13 00 Taxes $629 00

20230612-0044677

MJ-BL-23-1412-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Sean Haramija	**NEW OWNER**	
(NAME) 806 Olympic St. #205 ~~1412 McGavock Pike~~	(NAME)	**072-07-0-287 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37216~~ 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH DARLENE TAYLOR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN HARAMIJA, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 15 on the Plan of Waters Place of record in Plat Book 332, Page 136 - 137, 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 Charles Eugene Denson and wife, Dorothy Jean Denson by Warranty deed from Roy C Warden, unmarried of record in Book 4867, page 520, Register's Office for Davidson County, Tennessee, dated November 11, 1974 and recorded on November 12, 1974

Said Charles Eugene Denson died on October 31, 2001, leaving Dorothy Jean Denson, as surviving tenant

Said Dorothy Jean Denson died on September 6, 2006, survived by Mary Raymer, Ruth Wilburn, Ruby Scruggs, Roy Wayne Taylor and William Taylor Affidavit of Heirship of record in Instrument 20061117-0143363, said register's office- Affiant is Delores Jean Taylor

Ruby Scruggs died on January 12, 2007

Being the same property conveyed to Deborah Darlene Taylor by Quitclaim deed from William Taylor of record in Instrument No 20070521-0060539 Register's Office for Davidson County, Tennessee, dated February 12, 2006 and recorded on May 21, 2007

Being the same property conveyed to Deborah Darlene Taylor by Quitclaim deed from Mary Raymer, unmarried & Ruth Wilburn, unmarried, as heirs of the Estate of Dorothy Jean Denson of record in Instrument No 20061117-0143364 Register's Office for Davidson County, Tennessee, dated October 26, 2006 and recorded on November 17, 2006

Being the same property conveyed to Deborah Darlene Taylor by Quitclaim deed from Roy Wayne Taylor of record in Instrument No 20070103-0001146 Register's Office for Davidson County, Tennessee, dated December 8, 2006 and recorded on January 3, 2007

Being the same property conveyed to Deborah Darlene Taylor by Quitclaim deed from Barbara Richardson and Betty Copenhagen, both unmarried & Gloria Knight Walker, as heirs of the Estate of Dorothy Jean Denson and Ruby Scruggs who was an heir of Dorothy Jean Denson who pre-deceased Ruby Scruggs of record in Instrument No 20070521-0060540 Register's Office for Davidson County, Tennessee, dated May 21, 2007 and recorded on May 21, 2007

This conveyance is subject to
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 136-137, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1412 McGavock Pike, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9 DAY OF JUNE, 2023

Deborah Darlene Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH DARLENE TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 9th of June, 2023

Notary Public
My Commission Expires. _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212