Name and Address of New Owner.
Cr3ate Investments, LLC
6720 Rodney Court, Nashville, TN 37205

Send Tax Bills To
NEW OWNER

This Instrument Prepared By.
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No 115 13 0 048.00

Karen Johnson Davidson County
Batch# 1022532 DEEDWARR
07/05/2023 10 29 00 AM 3 pgs
Fees $18 00 Taxes $2,978 50

20230705-0051245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Geoffrey Alan Taylor, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cr3ate Investments, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Lot No 186 on the Plan of Section Eight, West Meade Hills, of record in Book 3600, Pages 61 and 62, Register's Office for Davidson County, Tennessee

Said Lot No 186 fronts 109 0 feet on the Southeasterly side of Rodney Court and extends back between lines measuring 886 39 feet on the Northeasterly side and 901 3 feet on the Southwesterly side to a broken line in the rear on which it measures 288 17 feet

Being the same property conveyed to Geoffrey Alan Taylor, by Quitclaim Deed from Richard D Taylor, Trustee, of record in Instrument No 20200611-0059772, in the Register's Office of Davidson County, Tennessee, dated June 10, 2020, and recorded on June 11, 2020

Being the same property conveyed to Richard D Taylor Jr , Trustee, by Quitclaim Deed from Cynthea B Taylor, of record in Instrument No 20190910-0091350, in the Register's Office of Davidson County, Tennessee, dated September 06, 2019, and recorded on September 10, 2019.

Being the same property conveyed to Cynthea B Taylor, by Quitclaim Deed from The Cynthea B Taylor Living Trust, of record in Instrument No 20140807-0071368, in the Register's Office of Davidson County, Tennessee, dated July 30, 2014, and recorded on August 07, 2014 Revocation and Termination of Trust recorded in Instrument No 20140826-0077543

Being part of the same property conveyed to Cynthea B Taylor, Trustee of The Cynthea B. Taylor Living Trust, established by the Revocable Trust Agreement of Cynthea B Taylor, dated February 4, 2010, by Warranty Deed from Cynthea B Taylor, of record in Instrument No 20111110-0088109, in the Register's Office of Davidson County, Tennessee, dated October 27, 2011, and recorded on November 10, 2011

Return to:
Rudy Title and Escrow, LLC
6012 21st Avenue South
Nashville, TN 37212
BS-BR-23-6720

This property more commonly known as 6720 Rodney Court, Nashville, TN 37205.

Leslie Rose Taylor joins in the execution of this deed to convey any interest she may have in the above described property, particularly any marital interest.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2023.

(SEAL)
Geoffrey Alan Taylor

(SEAL)
Leslie Rose Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2023, before me personally appeared Geoffrey Alan Taylor and Leslie Rose Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$800,000.00~~ $805,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of June, 2023.

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

Notary Public
My commission expires: 07/09/24
File No. 2023-6079-SK