Karen Johnson Davidson County
Batch# 1052493 DEEDWARR
09/21/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,637.62
20230921-0074290

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-16109-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 442,600.00. Carmen Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 2023. Notary Public MY COMMISSION EXPIRES: 5-9-2026 (AFFIX SEAL)

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace Harrison Taylor Jr. and Sandra Taylor	First Bank	
4033 Lancashire Drive	722 Columbia Ave.	150-04-0-084.00
Antioch, TN 37013	Franklin, TN 37064	
(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, WE, **Jeff D. Gwaltney, individually and as Executor of the Estate of Jack Donald Gwaltney**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wallace Harrison Taylor, Jr. and Sandra Taylor, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 575, Plan of Kensington of Priest Lake, Section 2,, as shown on plat of record in Plat Book 6250, Page 592, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 575 fronts 100 feet on the northeasterly margin of Lancashire Drive and extends back 135 feet on the southeasterly line and 135 feet on the northwesterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Jack D. Gwaltney and wife, Ethelene Gwaltney by Warranty deed from Jeff Donald Gwaltney and Karen Jean Herndon, both unmarried of record as Book 8369, Page 855, Register's Office for Davidson County, Tennessee, dated June 01, 1991 and recorded on June 10, 1991.

Being the same property conveyed to Ethelene Gwaltney by Quitclaim deed from Jack D. Gwaltney, of record as Instrument Number 20071119-0134917, Register's Office for Davidson County, Tennessee, dated November 09, 2007 and recorded on November 19, 2007.

Being the same property conveyed to Ethelene Gwaltney and husband, Jack D. Gwaltney, as tenants by the entireties, by Quitclaim Deed from Ethelene Gwaltney, by Jack Donald Gwaltney, Attorney-in-fact, of record as Instrument Number 201580414-0033037, Register's Office for Davidson County, Tennessee, dated April 03, 2015 and recorded on April 14, 2015. Said Jack D. Gwaltney having since deceased leaving Last Will and Testament filed for Probate in Will Book 107, Page 755, in the Clerk and Master's Office for Williamson County, Tennessee.

Being the same property conveyed to Jeff D. Gwaltney by Executor's Deed from Jeff D. Gwaltney, Executor of the Estate of Jack Donald Gwaltney of record as Instrument Number 20220303-0024524, Register's Office for Davidson County, Tennessee, dated March 3, 2022 and recorded on March 3, 2022. See also Quitclaim Deed of record as Instrument No. 20230921007428 9, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4033 Lancashire Drive, Antioch, TN 37013**

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 our hands this the 13th day of September, 2023.

Jeff D. Gwaltney

Jeff D. Gwaltney

Jeff D. Gwaltney, Executor of the
Estate of Jack Donald Gwaltney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeff D. Gwaltney,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of September, 2023.

My Commission expires: 9/2/24

Notary Public

DANIEL E. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeff D. Gwaltney, Executor of the Estate of Jack Donald Gwaltney,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of September, 2023.

My Commission expires: 9/2/24

Notary Public

DANIEL E. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 14, 2023 (date of document).

Affiant Signature

September 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023