Name and Address of New Owner:
Connie Taylor
2204 Riverbend Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1075365 DEEDWARR
11/27/2023 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20231127-0091394

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 155-16-0-032

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, **Nancy L. Proctor, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Connie Taylor,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 54, on the Plan of Pasquo Park Subdivision, Section 2, of record in Plat Book 3600, Page 77 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nancy L. Proctor by Quitclaim Deed from Robert K. Proctor dated December 3rd 1992 and recorded December 17th 1992 of record in Book 8816, Page 719 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert K. Proctor and wife, Nancy L. Proctor by Warranty Deed from Pasquo Park Company dated May 1st 1972 and recorded May 1st 1972 of record in Book 4597, Page 490, Register's Office for Davidson County, Tennessee. The said Robert K. Proctor and Nancy L. Proctor having since been divorced by Final Decree of Divorce on the 5th day December, 1990, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 89D-3555, and this conveyance is a further division of the marital estate pursuant to the Final Decree of Divorce.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved Property known as: 5006 Cambron Drive, Nashville, TN 37221

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.

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 2nd day of December, 2022.

Nancy L. Proctor (SEAL)
Nancy L. Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2022, before me personally appeared Nancy L. Proctor, 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 2nd day of December, 2022.

Notary Signature
My commission expires: 11/26/23

CLAY BASS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Sept. 26, 2023

AFFIDAVIT OF VALUE

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 $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of December, 2022.

Notary Signature
My commission expires:

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/2/22 (date of document).

Affiant Signature

12/5/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of Dec, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

