WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

G-BMR-23-2235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,872.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2023.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

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)
Joshua Taylor and Marilyn Rodriguez	Legacy Home Loans DBA Steadfast Mortgage	
(NAME)	(NAME)	
2235 Weona Drive	1036 Stearman Dr, Ste 6	**084-11-0-053.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1725	White House, TN 37188	
(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, **NANCY GOODWIN AND BELINDA SPRAY AND JACK LANE AND ROBERT LANE AND RICHARD LANE ALL HEIRS AT LAW OF BARBARA J. LANE ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA TAYLOR AND MARILYN RODRIGUEZ, HUSBAND AND WIFE,** 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. 303, on the Plan of Maplecrest, as of record in Book 1835, Page 27 and 28, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara J. Lane by Deed from Jack G. Lane, Jr., dated April 18, 1991 and recorded April 19, 1991 in Book 8333, Page 270, Register's Office of Davidson County, Tennessee. The said Barbara J. Lane having died May 14, 2023 Belinda Spray, Richard Lane, Jack Lane, Nancy Goodwin and Robert Lane all heirs at law of Barbara J. Lane as per the Affidavit of Heirship recorded October 30, 2023 in Instrument No. 20231030-0084422, Register's Office for Davidson County, Tennessee.

The said Barbara J. Lane is also known as Barbara K. Lane

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 27-28, 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: **2235 Weona Drive, Nashville, Tennessee 37214-1725**.

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.

Karen Johnson Davidson County
Batch# 1077736 **DEEDWARR**
12/04/2023 10:41:48 AM 3 pgs
Fees: $18.00 Taxes: $1,131.73

20231204-0093269

Witness my/our hand(s) this the 1st DAY OF DECEMBER, 2023.

Nancy Goodwin by Richard Lane,
Attorney in Fact

Belinda Spray by Richard Lane,
Attorney in Fact

Jack Lane by Richard Lane,
Attorney in Fact

Robert Lane by Richard Lane.
Attorney in Fact

Richard Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Lane, 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 1st of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of NANCY GOODWIN as per the Limited Power of Attorney of record in Instrument No. 20231030-0084423, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said NANCY GOODWIN.

Witness my hand and official seal, this the 1st of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BELINDA SPRAY as per the Limited Power of Attorney of record in Instrument No. 20231030-0084426, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said BELINDA SPRAY.

Witness my hand and official seal, this the 1st of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JACK LANE as per the Limited Power of Attorney of record in Instrument No. 20231030-0084425, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said JACK LANE.
Witness my hand and official seal, this the 1st of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

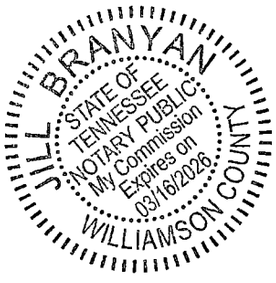


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT LANE as per the Limited Power of Attorney of record in Instrument No. 20231030-0084424, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT LANE.

Witness my hand and official seal, this the 1st of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



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