WARRANTY DEED

Karen Johnson
Batch # 1100625
02/13/2024 01:11:01 PM
Fees: $13.00 Taxes: $2,534.50

Davidson County
DEEDWARR
2 pgs

20240213-0010027

L-LM-23-710B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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)
Laura Gleaves Mitchell	**New Owner**	
(NAME)	(NAME)	**071-12-0J-002.00-CO**
2517 Miami Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **TAYLORMADE CONTRACTING, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA GLEAVES MITCHELL,** 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 Unit B, 710 Oneida Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for 710 Oneida Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200409-0037653 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 a portion of the same property conveyed to Phillip Taylor and Turnkey Builders, LLC, a Tennessee limited liability company by Warranty deed from Kimberly S. Dozier, an unmarried woman of record in Instrument No. 20190821-0083690 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 21, 2019.

Being a portion of the same property conveyed to Phillip Taylor by Quitclaim deed from Turnkey Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20200124-0008895 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 24, 2020.

Being a portion of the same property conveyed to Taylormade Contracting, LLC, a Tennessee limited liability company by Quitclaim deed from Phillip Taylor, a single man of record in Instrument No. 20200428-0044327 Register's Office for Davidson County, Tennessee, dated April 21, 2020 and recorded on April 28, 2020.

This conveyance is subject to:
- Taxes for the year 2024.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200409-0037653 and Affidavit of recording in Instrument Number 20201103-0128427, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1357, Page 677, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Instrument Number 20200501-0045830, in the 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: **710 B Oneida Avenue, Nashville, Tennessee 37207**.

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 5th DAY OF FEBRUARY, 2024.

Taylormade Contracting, LLC

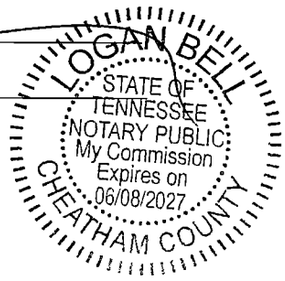
BY: _____
Phillip Taylor
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TAYLORMADE CONTRACTING, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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