This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3110-MC

Karen Johnson Davidson County
Batch# 1133538 DEEDWARR
05/10/2024 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20240510-0034726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $469,900.00.

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2024.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 5/5/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Skibbie and Dylan Brown 1921 Hereford Lane Nashville, TN 37221	LoanDepot.com, LLC 6561 Irvine Center Drive Irvine, CA 92618	141 05 0A 517.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Andrew Taylor, a married man***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joseph Skibbie, an unmarried man, and Dylan Brown, an unmarried woman, as Joint Tenants with Rights of Survivorship,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 517 on the Plan of AVONDALE PARK, PHASE 3, SECTION 1, of record in Instrument No. 20140728-0066971 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Taylor, an unmarried man, by Warranty Deed from Adam L. Miller and Grace Ann Miller, Husband and Wife, of record in Instrument No. 20190913-0092753, in the Register's Office of Davidson County, Tennessee, dated September 12, 2019 and recorded on September 13, 2019.

*Ashley Taylor joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1921 Hereford Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2024.

GRANTOR:

Andrew Taylor

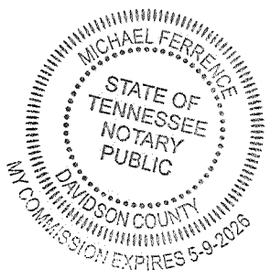
Ashley Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Taylor and Ashley Taylor, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of May, 2024.

Notary Public
My Commission expires: 5-9-2026



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 May 7th, 2024.

Affiant
Date: May 10th, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of May, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

