RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson
Batch # 1136236
05/17/2024 09:37:22 AM
Fees: $18.00 Taxes: $8,140.00

Davidson County
DEEDWARR
3 pgs

20240517-0036700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/2026

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Workman and Harriet G. Workman	NEW OWNER	
(NAME)	(NAME)	
3824 Richland Avenue		103-12-0-279.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **STEVEN H. TAYLOR AND WIFE, PAMELA A. TAYLOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID L. WORKMAN AND HARRIET G. WORKMAN, 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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 205 and 207, of Block 10, in Richland Realty Company's First Subdivision "A*, a plan of record in Book 161, Page 151, Register's Office for said County, said plan showing the Subdivision divided into blocks but not divided into individual lots, and more particularly described according to a survey dated July 16, 1975, by Hal B. Swann,, Jr., Surveyor, as follows: Beginning at a point in the northwesterly margin of Richland Avenue, said point being located 118.0 feet in an easterly direction from an iron pin placed at the northeast intersection of Richland and Wilson Avenues; thence leaving Richland Avenue, North 25 degrees 29 minutes 19 seconds West 192.6 feet to a point in the southerly margin of a 15 foot alley; said point being located 12.0 feet from the easterly margin of Wilson Avenue; thence with said margin of said alley North 65 degrees 57 minutes East 59.94 feet to a point; thence South 25 degrees 29 minutes 29 seconds East 194.43 feet to a monument placed in the northwesterly margin of Richland Avenue; thence with the said margin of said Avenue and in a westerly direction 60.0 feet to the point of beginning.

Being the same property conveyed to Steven H. Taylor and wife, Pamela A. Taylor by Deed from William C. Bradshaw and wife, Mary Dee Hicks Bradshaw of record in Book 9307, page 562, Register's Office for Davidson County, Tennessee, dated April 6, 1994.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3824 Richland Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of May, 2024

Pamela A Taylor

PAMELA A. TAYLOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 13th day of May, 2024.

Commission expires: July 9, 2024

Gina M Rossy

Notary Public

GINA M ROSSY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CH2024-375

Witness my hand this 16 day of May, 2024

STEVEN H. TAYLOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 16 day of May, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public