Warranty Deed

Karen Johnson Davidson County Batch# 1139511 DEEDWARR 05/24/2024 02:30:30 PM 3 pgs Fees: $18.00 Taxes: $4,162.50 20240524-0038979	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00. Affiant Subscribed and sworn to before me, this the 24th day of May, 2024. Notary Public My commission expires: 06.14.25

FAITH L LOWE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eduardo Armando Vargas Reyes and Araceli Ponce De Leon	New Owner(s)	117-13-0B-001.00-CO
140 Abbottsford		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILNA JULMISTE TAYLOR AND PAUL CHRISTOPHER TAYLOR, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDUARDO ARMANDO VARGAS REYES AND ARACELI PONCE DE LEON, AS JOINT TENANTS**, 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. 140 on the Plan of A Plat of Phase One of Abbottsford, A Planned Unit Development of record in Plat Book 6250, Page(s) 419 through 421, inclusive, amended in Book 6638, Page 371; Book 6749, Page 189; Book 6771, Page 683 and in Book 6800, Page 164, 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 the same property conveyed to Paul Christopher Taylor and Wilna Julmiste Taylor, husband and wife by Warranty Deed from William A. Spencer and Ann M. Spencer, husband and wife of record in Instrument No. 20191202-0123908 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on December 02, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 140 Abbottsford, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2024.

W Taylor

Wilna Julmiste Taylor

Paul Christopher Taylor by W Taylor, attorney-in-fact

Paul Christopher Taylor by Wilna Julmiste Taylor, his Attorney-In-Fact

STATE OF CA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wilna Julmiste Taylor, individually, and as attorney in fact for Paul Christopher Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2024.

Notary Public

My Commission Expires: 6-14-2024

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2328740
My Comm. Expires Jun 14, 2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 May 24, 2024.

Custodian's Signature — 05/24/2024 date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of May 2024.

Notary Public

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 06/14/25