Karen Johnson
Batch # 1141160
05/31/2024 10:36:34 AM
Fees: $18.00 Taxes: $5,550.00

Davidson County
DEEDWARR
3 pgs

20240531-0040435

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38196-05-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me this 29th day of May, 2024. Notary Public My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rhett Taylor & Sarah Taylor 2003 Greenwood Avenue Nashville, TN 37206	Same as New Owner's	Map and Parcel No.: 083 02 0 273.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, David Curtain and Janice Curtain, husband and wife ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Rhett Taylor and Sarah Taylor, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2003 Greenwood Avenue, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-24-2003

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

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 29th day of May, 2024.

GRANTORS:

David Curtin

Janice Curtin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Curtin and Janice Curtin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of May, 2024.

Notary Public
My Commission Expires:

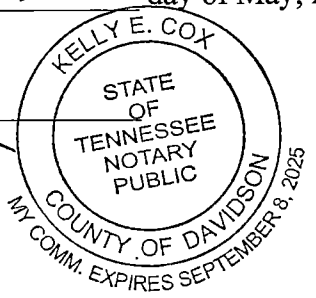


EXHIBIT "A"

TRACT ONE
Land in Davidson County, Tennessee, being Part of Lot No. 15 on the BROWNSVILLE PLAN, as of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Greenwood Avenue at the Southwest corner of the property conveyed to Reid Caruthers, et al by Deed from C. A. Goding and wife of record in Book 489, Page 642, said Register's Office; thence with the center of said Avenue Westwardly 100 feet to a point 207-1/2 feet, more or less, East of the center line of Scott Avenue; thence at Right Angles Northwardly 250 feet; thence at right angles Eastwardly 100 feet to the Westerly line of said Caruthers lot; thence with said line, Southwardly 250 feet to the beginning.

TRACT TWO
Land in Davidson County, Tennessee, being Part of Lot No. 15 on the BROWNSVILLE PLAN as of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a concrete marker the Southeast corner of the property conveyed by Geo H. Cate, et ux, to C. A. Wheeler, Jr. of record in Book 1630, Page 471, Register's Office for said County; thence Southerly 42- 1/2 feet, more or less, to the Northerly property line of the property conveyed to C. Arden Chapel and wife, Ruby B. Chapel by Henry E. Johnson, et ux of record in Book 4392, Page 375 (which corrected Book 4358, Page 882), said Register's Office; thence Eastwardly between parallel lines, 100 feet, more or less, to a dead line on which it measures 42-1/2 feet, more or less. The Southerly line of the property conveyed to C. Arden Chapel and wife, Ruby B. Chapel coincides with the Northerly line of the property conveyed to same parties in Book 4392, Page 375 referenced above.

Being the same property conveyed to David Curtin and wife Janice Curtin by Warranty Deed from Michael K. Hester, unmarried, of record in Instrument No. 20170224-0018630, in the Register's Office of Davidson County, Tennessee, dated February 23, 2017 and recorded on February 24, 2017.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROWNSVILLE PLAN, as recorded in Plat Book 21, Page(s) 9.