WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146656 DEEDWARR
06/13/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20240613-0044200

File #24-TC-0223-P

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin L. Taylor and Charlotte J. Taylor	**NEW OWNER**	
(NAME)	(NAME)	**026 06 0A 018.00**
143 Riviera Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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,

BARRETT DENNISON, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KEVIN L. TAYLOR AND CHARLOTTE J. TAYLOR, HUSBAND AND WIFE,

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 Lot No. 18 on the Plan of THE TOWNHOMES AT WINDSOR GREEN, PHASE 1B, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 8250, Page 995, as amended in Instrument No. 20010813-0086903, 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 Barrett Dennison, an Unmarried Man, by Warranty Deed from Estate of Evelyn K. Sawyer, by Jon Michael Kelley, a Married Man, David Arthur Kelley, an Unmarried Man, and Kristi Elaine Jones, a Married Woman, of record in Instrument No. 20220329-0036014, in the Register's Office of Davidson County, Tennessee, dated March 16, 2022 and recorded on March 29, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TOWNHOMES AT WINDSOR GREEN, PHASE 1, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 8250, Page(s) 995, as amended in Instrument No. 20010813-0086903 .
* Declaration of Covenants, Conditions and Restrictions recorded in 6406, Page 929, Book 11164, Page 69, as amended in Instrument No. 20011108-0122758 and Amendment to By-Laws recorded in Instrument No. 20140523-0044903.
* Easement for Water Mains and Appurtenances, recorded in Book 6255, Page 578.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8326, Page 230.
* Easement for Cable Television, recorded in Book 11534, Page 618.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **223 Wyndom Court, Goodlettsville, TN 37072**.

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 12th day of June, 2024.

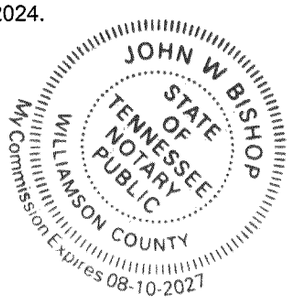
Barrett Dennison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2024, before me personally appeared Barrett Dennison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of June, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of June, 2024.

Affiant Signature

Date 6/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027