WARRANTY DEED

Karen Johnson Davidson County
Batch# 1151729 DEEDWARR
06/27/2024 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240627-0048362

File #2024-0193

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to before me on June 26th, 2024.

NOTARY PUBLIC
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP – PARCEL #:
Sandra Denise Taylor and William Steven Taylor 920 Holgate Court Nashville, TN 37221	Same	141-05-0A-040.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLOTTE M. SHAFOR, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SANDRA DENISE TAYLOR AND WILLIAM STEVEN TAYLOR, WIFE AND HUSBAND**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40, as shown on the map entitled Plan of Avondale Park, Phase 1, Section 1A, of record as Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL F. VAUGHT, UNMARRIED AND CHARLOTTE M. SHAFOR, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Special Warranty Deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20090901-0081915, dated August 31, 2009, said Register's Office. The said Michael F. Vaught having since died on February 17, 2023, leaving Charlotte M. Shafor as the surviving tenant by right of survivorship.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other

matters of record as may affect the premises.

This is Improved property known as 920 Holgate Court, Nashville, TN 37221.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 on June 25, 2024.

Grantor:

Charlotte M. Shafor

Charlotte M. Shafor

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CHARLOTTE M. SHAFOR**, the within named 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, at office, this 25th day of June, 2024.

Erika M. Carter

Notary Public

My commission expires: 2/13/2028

ERIKA M CARTER
Notary Public - State of Florida
Commission # HH 492295
My Comm. Expires Feb 13, 2028
Bonded through National Notary Assn.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 26, 2024.

J. Carlton Drumwright

June 26, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 26, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY