Name and Address – New Owner for Tax Bills:
Citizens Savings Bank & Trust
1917 Heiman Street
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1152235 DEEDWARR
06/28/2024 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240628-0048477

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

Map/Group/Parcel: 071-16-0-006.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 14th day of JUNE, 2024, by and between Taylormade Construction, LLC a/k/a Taylormade Contracting, LLC, (Grantor), and Citizens Savings Bank & Trust Co., (Grantee), its successors and assigns.

WITNESSETH: That for the consideration hereinafter expressed the said Grantor has bargained and sold and do hereby bargain and sell, convey, and confirm unto the said Grantee the following described real estate situated and being in the County of Davidson, State of Tennessee, to wit:

Being the North 50 feet of the Northerly 100 feet of the Westerly 143 feet of a lot marked "Widow Brown's Lot" as shown on the plan of the Subdivision of the Joe Brown Estate, as of record in Book 843, Page 107, Register's Office for Davidson County, Tennessee.

DEED REFERENCE:
Being the same property conveyed to Taylormade Contracting, LLC by Warranty Deed from Mary L. Frierson, unmarried, of record in Instrument No.: 20220727-0085868 in the Register's Office of Davidson County, Tennessee dated July 22, 2022 and recorded on July 27, 2022.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20220831-0098104, said Register's Office.

TAX MAP-PARCEL NO.: 071-16-0-006.00
PROPERTY ADDRESS: 1309 North 5th Street, Nashville, Tennessee, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments there unto belonging or in anywise appertaining unto the said Grantee, its successors and assigns, in fee simple, forever.

The Grantor has executed and delivered this Deed in Lieu of Foreclosure to the Grantee in lieu of the foreclosure of that certain Deed of Trust dated August 19, 2022, securing Citizens Savings Bank & Trust Co. in the original principal amount of $360,000.00, executed by John Gleaves as authorized agent of Phillip Taylor, of record at Instrument No.: 20220831-0098104, Register's Office for Davidson County, Tennessee, and for full satisfaction of the indebtedness therein described.

WITNESS THE signature of the Grantor on the day and year first above written.

Taylormade Construction, LLC a/k/a Taylormade Contracting, LLC

Phillip Taylor
Managing Member

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 **Phillip Taylor**, managing member of the bargainor, with whom I am personally acquainted, (or proved to me upon 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 14th day of June 2024.

Notary Public

My Commission Expires: 3/9/27

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 340,000.

Affiant

Subscribed and sworn to before me on this 14th day of June 2024.

Notary Public

My Commission Expires: 3/9/27

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

CERTIFICATION OF ELECTRONIC DOCUMENT

I, David G. Mangum, 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 14, 2024.

Affiant Signature

6/24/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of June 2024.

Notary's Signature

MY COMMISSION EXPIRES: 09/26/2027

Notary's Seal (if on paper)

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM