WARRANTY DEED

Karen Johnson Davidson County
Batch# 1154252 DEEDWARR
07/08/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20240708-0050568

File No. DH-24-6712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
942 South Douglas, LLC	942 South Douglas, LLC	
(NAME) 942 South Douglas Avenue	(NAME) 1709 Woodland Street	105-13-264.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Joann Taylor, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **942 South Douglas, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being part of Lot No. 82 on the Map of Waverly Place, of record in Book 57, Pages 94 and 95, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by John Kohl and Company, P.C., 400 7th Ave. S., Nashville, TN 37203, Licence No. 1659, dated November 11, 1997, as follows:

Beginning at an iron pin in the Northerly margin of South Douglas Avenue; said point being 148 feet East of the Easterly margin of 10th Avenue South; thence leaving said Avenue, North 3 degrees 52 minutes East, 266.4 feet to an iron pin in the Southerly margin of an alley; thence with the same, South 84 degrees 40 minutes East, 50 feet to an iron pin; thence leaving said alley, South 3 degrees 52 minutes West, 265 feet to an iron pin in the Northerly margin of South Douglas Avenue; thence with the same, North 86 degrees 17 minutes West, 50 feet to the point of beginning.

Being the same property conveyed to Joann Taylor by Warranty deed from Jerael C Nellis and wife, Valeri Otey Nellis of record in Book 10703, page 253, Register's Office for Davidson County, Tennessee, dated 11/26/1997 and recorded on 12/2/1997.

This is property more commonly known as 942 South Douglas Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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/our hand this 28th day of June, 2024.

Joann Taylor

STATE OF TENNESSEE
COUNTY OF Davis

On this 28th day of June, 2024, before me personally appeared Joann Taylor, 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 28th day of June, 2024.

Notary Signature
My commission expires: 9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Dawnielle Hardwick, 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 28, 2024**.

Date

D Hardwick

Affiant Signature

July 3, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026