THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1164818 DEEDWARR
08/01/2024 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240801-0058334

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Bradley L. Taylor and Barbara L. Taylor 130 Riverwood Dr. Franklin, TN 37069	New owner	172-12-0A-020.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Spencer C. Lathrop, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Bradley L. Taylor and Barbara L. Taylor, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Bradford Hills Section One of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 110-112, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alireza Heidari and wife Azar Zahraei by Warranty Deed from Baram Heidari of record in Instrument Number 20021010-0124096, dated September 26, 2002 and recorded on October 10, 2002, and the same being further conveyed to Spencer C. Lathrop, a married man by deed from Alireza Heidari and wife, Azar Zahraei of record in Instrument No. 20220908-0100718, filed on 09-08-22, Register's office for Davidson County, Tennessee.

This is property commonly known as 800 Cold Creek Trail, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, this 31 **day of July, 2024**:

Spencer C. Lathrop

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Spencer C. Lathrop,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of **July, 2024:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$400,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31 DAY OF **July, 2024:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 7-31-24 (date of document).

Date: 8-1-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 1st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026