THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4741
Parcel ID: 103-05-0-035.00

Property Address:
5715 Knob Road, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1170599 DEEDWARR
08/16/2024 11:31:30 AM 5 pgs
Fees: $28.00 Taxes: $3,585.30
20240816-0062898

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Legacy Home Loans
6036 Stearman Dr. Ste 6
White House, TN 37188

Address of New Owner:
Nathaniel + Andrea Gorman
5715 Knob Rd.
Nashville, TN 37209

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **BETSY TAYLOR WELCH, a married woman, PATTYE CLAIRE TAYLOR-PHILLIPS, a married woman, and JULIE LYNN TAYLOR, an unmarried woman** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **NATHANIEL TAYLOR GORMAN and ANDREA NICOLE GORMAN, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of Hillwood Park, as of record in Book 3300, page 28, more particularly described as follows:

Said Lot Number 74 fronts on the south margin of Knob Road, beginning at a point where Lot Number 25 intersects Knob Road, thus easterly along the south margin of Knob Road 172.36 feet to a point where said Lot No. 74 intersects Lot No. 73; thence in a westerly direction 158.0 feet along a line to a point where Lots 74 and 75 intersect; thence in a northerly direction along a line dividing said lots 74 and 75, 243.5 feet to the point of beginning.

Being the same property conveyed to RAY A. TAYLOR and wife, CAROLYN H. TAYLOR by Deed dated February 28, 1967 from JOHN S. PHIPPS and wife, MARTHA M. PHIPPS, recorded March 2, 1967, in Book 115, Page 849, Register's Office for Davidson County, Tennessee. Ray A. Taylor is now deceased on December 24, 1991. Property vested to Carolyn H. Taylor as surviving tenant by the entirety. Carolyn H. Taylor is now deceased on February 4, 2024. Property vested to Betsy Taylor Welch, Pattye Clair Taylor-Phillips and Julie Lynn Taylor pursuant to Docket Number 24P972, in the Chancery Court for Davidson County, Tennessee.

This is improved property known as, 5715 Knob Road, Nashville, TN 37209.

The property being conveyed herein was not the principal residence of the Grantor's spouses.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:
possession thereof.

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 3300, page 28, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 13th day of August, 2024.

Betsy Taylor Welch
BETSY TAYLOR WELCH

Pattye Claire Taylor-Phillips
PATTYE CLAIRE TAYLOR-PHILLIPS

JULIE LYNN TAYLOR

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 BETSY TAYLOR WELCH, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 13th day of August, 2024.

Sandy McCollum
Notary Public

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires:
7/18/2027

STATE OF Missouri
COUNTY OF St. Louis

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named PATTYE CLAIRE TAYLOR-PHILLIPS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 13th day of August, 2024.

Zansheree Knight
Notary Public

ZANSHEREE KNIGHT
Notary Public - Notary Seal
State of Missouri
St. Louis City
My Commission Expires: May 18, 2025
Commission #22583741

My Commission Expires:
05/18/2025

202408160062898

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 3300, page 28, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this _____ day of August, 2024.

_____
BETSY TAYLOR WELCH

_____
PATTYE CLAIRE TAYLOR-PHILLIPS

Julie Lynn Taylor
JULIE LYNN TAYLOR

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 BETSY TAYLOR WELCH, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this _____ day of August, 2024.

_____
Notary Public

My Commission Expires:
_____

STATE OF _____
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named PATTYE CLAIRE TAYLOR-PHILLIPS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this _____ day of August, 2024.

_____
Notary Public

My Commission Expires:
_____

202408160062898

STATE OF Tennessee
COUNTY OF Knox

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JULIE LYNN TAYLOR, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 14th day of August, 2024.

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 07-07-2027

Notary Public

My Commission Expires:
07/07/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $969,000.00.

Affiant

SWORN TO and subscribed before me on this 14th day of August, 2024.

Notary Public

SANDY MCCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/18/2027

202408160062898

Tennessee Certification of Electronic Document

I, Sandy McCollum 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 8/13/2024 (date of document).

Affiant Signature

8/15/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of 15, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

