Karen Johnson Davidson County
Batch# 1184791 DEEDWARR
09/23/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $858.10
20240923-0073569

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $231,920.00

R Paulerson
Affiant

Subscribed and sworn to before me, this 23rd day of September, 2024.

Jennifer Russell
Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The Taylor Family Trust	**New Owner**	**181020A24800CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Herbert C Taylor and Lynda D Taylor, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The Taylor Family Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. P-5, of Lenox Creekside, Phase 5, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 20080808-0081967, in the Register's Office, for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Herbert C Taylor and Lynda D Taylor, by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, dated April 3, 2017, of record in Instrument No. 20170405-0033447, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374, in the Register's Office for Davidson County, Tennessee.

Matters shown on Exhibit Plat, Sheets 1 through 11, attached to Amendment to First Supplement to the Master of record as Instrument No. 20080808-0081967 in said Register's Office.

Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, in Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20150126-0007087, in the Register's Office for Davidson County, Tennessee.

Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686 and as amended as Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, and supplemented by First Supplement to the Master Deed for Lenox Creekside annexing Phase II Property of record as Instrument No. 20070801-0091466 as amended by Instrument No. 20080808- 0081967 in said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8601 Peckham Lane, P5, Nashville, TN 37013.

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 in 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.

Herbert C Taylor Date: 9/19/24

Lynda D Taylor Date: 9/19/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Herbert C Taylor and Lynda D Taylor, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September 2024.

MARK B. LEBROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/19/24 (date of document).

Jennifer Russell
Affiant Signature

9/23/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd September day of ~~August~~ 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

