Karen Johnson Davidson County
Batch# 1231904 DEEDWARR
01/30/2025 07:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20250130-0006996

WARRANTY DEED

W. Dillon Woods
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/7/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1404-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Taverna	Regions Bank d/b/a Regions Mortgage	162-05-0-318.00
(NAME) 604 Ashlawn Ct	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Hoover, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Nine Thousand And No/100 Dollars ($339,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT EARL TAYLOR, JR., AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL TAVERNA, AN UNMARRIED MAN,** 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 Lot No. 62 on the Plan of Hickory View Subdivision, Section Three of record in Plat Book 6250, Page 960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Earl Taylor, Jr. and wife, Donna C. Taylor by Warranty Deed from AAA Realty Company, a Tennessee Corporation of record in Book 7247, page 565, Register's Office for Davidson County, Tennessee, dated May 12, 1987 and recorded on May 26, 1987.

Being the same property conveyed to Robert Earl Taylor, Jr. by Quitclaim Deed from Donna C. Gattis formerly, Donna C. Taylor of record in Instrument No. 20020926-0117248 Register's Office for Davidson County, Tennessee, dated September 20, 2002 and recorded on September 26, 2002.

This is:

unimproved ☐

improved ☒ property, known as 604 Ashlawn Ct, Nashville, TN 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of January, 2025.

Robert Earl Taylor, Jr.

State of Tennessee
County of Davidson

On this 28th day of January, 2025, before me personally appeared Robert Earl Taylor, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 28th day of January, 2025.

Notary Public

My Commission Expires: 7/7/27

W. Dillon Woods
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of January, 2025.

Affiant Signature
Date 1-28-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

