WARRANTY DEED

Karen Johnson
Batch # 1240210
02/24/2025 11 35 12 AM
Fees $13 00 Taxes $111 00

Davidson County
DEEDWARR
2 pgs

20250224-0013476

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
1606 Arthur Avenue, LLC	**NEW OWNER**	
(NAME)	(NAME)	**081-12-0-108 00** **081-12-0-109 00**
1607A 10th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN TAYLOR AND WIFE, SHEILA TAYLOR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1606 ARTHUR AVENUE, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Property 1

Land in Davidson County, Tennessee, being Lot No 323, on the plan of McGavock, Wetmore and other's First Addition to Nashville, called the Town of McGavock as of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee Said Lot 323 fronts 50 feet on the easterly side of Arthur, formerly Wetmore Avenue, and runs back between parallel lines 150 feet to an alley

INCLUDED in the above but EXCLUDED is that portion conveyed to the State of Tennessee, for the use and benefit of the Department of Highways in Book 4123, Page 287, Register's Office of Davidson County, Tennessee

Property 2

Land in Davidson County, Tennessee, being Lot No 322, on the plan of McGavock, Wetmore and other's First Addition to Nashville, called the Town of McGavock as of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee Lot No 322 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between parallel lines 150 feet to an alley

INCLUDED in the above but EXCLUDED is that portion conveyed to the State of Tennessee, for the use and benefit of the Department of Highways in Book 4131, Page 438, Register's Office of Davidson County, Tennessee

Property 1
Being the same property conveyed to John Taylor and wife, Sheila Taylor by Quitclaim Deed from Robert L Whitson and wife, Ruth Ann Whitson dated January 10, 2001 and recorded January 12, 2001 in Instrument No 20010112-0004087, Register's Office of Davidson County, Tennessee

Property 2
Being the same property conveyed to John & Sheila Taylor by Quitclaim Deed from Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 2, 2013 and recorded July 28, 2013 in Instrument No 20150728-0074252, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee
- Subject to the portion conveyed to the State of Tennessee in Book 4131, Page 438 and Book 4123, Page 287, Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1606 Arthur Avenue and 1608 Arthur Avenue, Nashville, Tennessee 37208**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 20th DAY OF FEBRUARY, 2025

John Taylor

Sheila Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of February, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEILA TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of February, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

JOHN GLEAVES · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212