Karen Johnson Davidson County
Batch# 1240639 DEEDWARR
02/25/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20250225-0014025

This instrument prepared by:
RealSource, LLC
Doris Phillips
500 Corporate Parkway
Suite 400
Hoover, AL 35242
(205) 682-7655

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR
FOR THIS TRANSFER IS $ 283,000.00

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of FEBRUARY, 2025.

Notary Public
My Commission Expires: 4/26/26

Address of New Owner	Send Tax Bills To:	Map and Parcel
Catherine E. Lopez 1007 Briley Pkwy Nashville, TN 37217	Catherine A. Lopez 1007 Briley Pkwy Nashville, TN 37217	107 14 0 159.00

WARRANTY DEED

THIS DEED, made and entered by and between **Rachel M. Taggart and husband, Christopher A. Taggart** hereinafter known as Grantors, and **Catherine E. Lopez, an unmarried woman** hereinafter known as Grantee.

WITNESSETH

That for and in consideration of the sum of Ten dollars and no/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, bargain, sell, transfer and convey unto the Grantee, their successors, heirs and assigns, with covenants of general warranty of title, the following described property, located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Miro Meadows, as of record in Book 1424 Pages 94-95, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Terry B. Holleman into Rachel Mitchell, unmarried, dated November 30, 2015, filed for record on December 7, 2015, and recorded in Instrument No. 20151207-0122944, Register's Office, Davidson County, Tennessee.
Rachel M. Taggart and Rachel Mitchell are one in the same person. Christopher A. Taggart is joining in this conveyance to convey any interest he may have in the above-described property.

This is unimproved property known as: 1007 Briley Parkway Nashville, TN 37217

TO HAVE AND TO HOLD the above-described property, together with all the rights, privileges and appurtenances thereunto belonging, unto the Grantee, with general warranty of title, their heirs and assigns, in fee simple, forever.

The Grantors covenant with the Grantee, their heirs and assigns, that they are lawfully seized and possessed of the property herein conveyed; that they have full power and authority to convey the same; that said property is free and clear of any encumbrance, except as herein stated; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereto, and to any easements apparent from an inspection of said property.

Witness the following signatures on this the 24 day of February, 2025.

Rachel M. Taggart

Christopher A. Taggart

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me personally appeared Rachel M. Taggart and Christopher A. Taggart to me known to be the persons described in and who executed the foregoing instrument, or proves to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal on this 24 day of February, 2025.

Notary Public
My Commission Expires: 7/8/2028

LONI M. EASTERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

RETURN TO
Main Street Title & Insurance
(615) 777-0808
971 Benders Ferry Rd.
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 02/24/2025 (date of document).

Affiant Signature

02/24/2025

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 02/24/2025

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

