This instrument prepared by.
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-23849-DJ

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1241806
02/27/2025 10 30 54 AM
Fees $13 00 Taxes $1,154 40

Davidson County
DEEDWARR
2 pgs

20250227-0014574

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2025

Notary Public
My Commission Expires. _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Wagner and Lana Wagner 4950 Barella Drive Antioch, TN 37013	NEW OWNER	162-03-0-272

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Wallace H. Taylor and wife, Sandra Taylor,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven Wagner and Lana Wagner, husband and wife,** hereinafter called the Grantee(s), 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 all of Lot No 182, Section Three, Haywood Hills, according to survey and plat of same appearing of record in Book 4460, pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Wallace H Taylor and wife, Sandra R Taylor by Warranty Deed from Judith Ann Lemons and husband, Robert C. Lemons, dated September 26, 1990, recorded September 28, 1990, of record in Book 8205, page 695, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at. **4950 Barella Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record.

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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2025

GRANTOR:

Wallace H. Taylor

Sandra Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wallace H. Taylor and Sandra Taylor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 25th day of February, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 01/22/2029