Karen Johnson
Batch # 1281366
06/04/2025 09 27 03 AM
Fees $13 00 Taxes $1,221 00

20250604-0043793

Davidson County
DEEDWARR
2 pgs

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$330,000 00

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of May, 2025

Tracey Perry
NOTARY PUBLIC

My commission expires 5-9-26

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Taylor Shipley	NEW OWNER	095-04-0-164 00
(NAME)	(NAME)	
221 Graylynn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $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, I/we **Emily Kate Miller Anderson, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Taylor Shipley**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled Eva-Mor Heights, of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to EMILY KATE MILLER, AN UNMARRIED WOMAN, by deed from PAUL KENNY AND MARYLINN KENNY, of record as Instrument No 20171009-0103241, in the Register's Office for Davidson County, Tennessee dated October 6, 2017

The said Emily Kate Miller having since married and is now known as Emily Kate Miller Anderson

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T C A 26-2-307 or other similar statute

This property is __unimproved _X_improved property known as 221 Graylynn Drive, Nashville, TN 37214

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns; in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 29th day of May, 2025

Emily Kate Miller Anderson

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Kate Miller Anderson, the herein bargainor, 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 and official seal, this the 29th day of May, 2025

Notary Public Ilena Dunlop
My Commission Expires 1-6-2026

ILENA DUNLOP
Notary Public-State of Florida
Commission # HH 175094
My Commission Expires
January 06, 2026

By Physical Presence