THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550917** Karen Johnson Batch # 1284658 06/16/2025 10 32 50 AM Fees $13 00 Taxes $1,572 50 Davidson County DEEDWARR 2 pgs 20250616-0046700	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $425,000.00 Affiant Subscribed and sworn to before me, this 13th day of June, 2025. Notary Public My Commission Expires· _____ VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Brian D. Taylor and J Bradley Revocable Living Trust dated May 1, 2025 5317 Overton Road Nashville, TN 37220	Send Tax Bills To New Owner	Tax Information: Tax Parcel ID No 160 03 0 112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Andrew Finchum and Leigh Finchum Keely, Heirs to the Estate of Carolyn W. Finchum** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian D. Taylor, a married man, a 50% undivided interest as tenants in common, and Jason Casey, Trustee of the J Bradley Revocable Living Trust dated May 1, 2025, a 50% undivided interest as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of HAILEYWOOD ESTATES, SECTION 8-F of record in Plat Book 3842, Page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles W. Finchum, Jr and wife, Carolyn W Finchum, by Warranty Deed from Tim K. Garrett and wife, Rebecca W. Garrett, of record in Book 8958, Page 56, in the Register's Office of Davidson County, Tennessee, dated May 20, 1993 and recorded on May 25, 1993. The said Charles W. Finchum Jr died on July 21, 2024 and Carolyn W. Finchum died on October 30, 2024 intestate, devising subject property to devisees or heirs.

Affidavit of Heirship of record in Instrument No 20250616-0046699

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAILEYWOOD ESTATES, SECTION 8-F, as recorded in Plat Book 3842, Page(s) 116

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4115, Page 512.

This is improved property located at 5321 Overton Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular 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 13th day of June, 2025

Estate of Carolyn W Finchum

Charles Andrew Finchum, Heir

Leigh F. Keely

Leigh Finchum Keely, Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Andrew Finchum and Leigh Finchum Keely, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Heirs of the Estate of Carolyn W Finchum, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of June, 2025

Notary Public
My Commission Expires:

