RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-30634-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294378 DEEDWARR
07/07/2025 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20250707-0053272

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER J. DEANE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Ross and Angela Michele Donnelly 4008 Brandywine Pointe Blvd Old Hickory, TN 37138	Same address as new owner	064-03-0A-019-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETY THOUSAND AND 00/100 Dollars ($790,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EMILY BYERS TAYLOR AND SCOTT TAYLOR, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARCUS ROSS, A SINGLE MAN, AND ANGELA MICHELE DONNELLY, A SINGLE WOMAN** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Final Plat of Phase 2-B, Brandywine Pointe, of record in Book 9700, Page 104, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emily Byers Taylor and Scott Taylor, wife and husband, from Susan Bacon McGee and W. David McGee, wife and husband, by Warranty Deed dated November 10, 2021, and recorded November 15, 2021, in Instrument Number 20211115-0151791, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4008 Brandywine Pointe Boulevard, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1 day of July, 2025

GRANTOR(S)

Scott Taylor

Emily Byers Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Scott Taylor and Emily Byers Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1 day of July 2025.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires: 1/22/29

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/1/25 (date of document).

Jennifer L. Pennell

7/7/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/7, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal