Karen Johnson Davidson County
Batch# 1298431 DEEDWARR
07/17/2025 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250717-0056473

**WARRANTY DEED**

File No. MM-25-10358

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 10/4/2027
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kaylee Taylor | New Owner | |
| (NAME) 3015 Harpeth Springs Drive | (NAME) | 141-06-0D-008.00-CO |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Steven Newman and Kathryn Bailey, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaylee Taylor, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 8, on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Steven Newman and Kathryn Bailey, husband and wife by Warranty Deed from Whitney E. Jones, unmarried of record in Instrument No. 20220329-0036170 Register's Office for Davidson County, Tennessee, dated March 14, 2022 and recorded on March 29, 2022.**

**This is property more commonly known as 3015 Harpeth Springs Drive, Nashville, TN 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 11th day of July, 2025.

Steven Newman

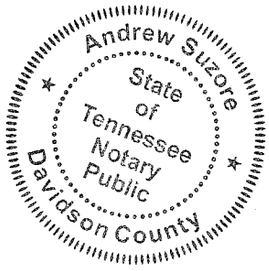
Kathryn Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2025, before me personally appeared Steven Newman and Kathryn Bailey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of July, 2025.

Notary Signature
My commission expires: May 8, 2028



**Tennessee Certification of Electronic Document**

I, Ryan Beare, 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 July 16, 2025 (date of document).

Affiant Signature

7/16/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of July, 2025

Notary's Signature

My Commission Expires
MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

