ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.:
Owen B. Canavan 5600 Vine Ridge Drive Nashville, Tennessee 37205	Ronda Taylor 347 Deer Lake Dr. Nashville, Tennessee 37221	Map 103-10 Parcel 27
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

GENERAL WARRANTY DEED

In partial settlement of that certain lawsuit styled *Owen B. Canavan, Plaintiff, vs. Ronda R. Taylor, Defendant, in the Circuit Court For Davidson County, Tennessee, Docket No.: 17Cl481* and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Ronda Read Taylor, aka Ronda F. Taylor, unmarried, (the "Grantor"), subject to a conditional life estate reserved for myself, the terms and conditions of which are specifically set forth on **Exhibit A** attached hereto and incorporated herein by reference, hereby bargain and sell, and by these presents do hereby transfer and convey unto Owen B. Canavan, (the "Grantee"), his, heirs, successors and assigns, all of my right, title and interest in and to that certain real property located in Davidson County, Tennessee, known as 5600 Vineridge Drive, Nashville, Tennessee, as more particularly described as follows:

Being Lot. 2 in Section 1 of Brookside Courts Addition No. 4 as of record in Book 1835, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 is more particularly described as follows, to-wit: Beginning at a point in the westerly margin of White Bridge Road , the common easterly corner of Lots 1 and 2 of said Subdivision; thence along the westerly margin of White Bridge Road 70.4 feet to a point, the beginning of an arc; thence around said arc, having a radius of 25 feet, 38.67 feet to a point in the northerly margin of Vineridge Drive; then westerly along the northerly margin of Vineridge Drive 105.77 feet to a point; thence north 10 deg. West 124.7 feet to a point, the common westerly corner of Lots 1 and 2; thence eastwardly along the common line between Lots 1 and 2, 182.5 feet to the points of beginning.

BEING the same property conveyed to Rhonda Read Taylor, by Deed of Record from Inez Nobles Miller, et al, in Book 8343, Page 305, Register's Office for Davidson County, Tennessee; the said Paul L. Miller having predeceased Inez Nobles Miller, said property than vested in Inez Nobles Miller.

Karen Johnson Davidson County
Batch # 1303532 DEEDWARR
07/30/2025 10 30 14 AM 3 pgs
Fees $18 00 Taxes $740 00
20250730-0060116

TO HAVE AND TO HOLD the herein described and conveyed real property, with the appurtenances, estate, title and interest thereto belonging to the **Grantee,** his heirs, successors and assigns, forever;

AND Grantor does hereby covenant with the **Grantee** that she is lawfully seized and possessed of the herein described and conveyed real property in fee simple, has a good right to convey the same and the same is unencumbered, except for the permitted exception listed on **Exhibit B** attached hereto and incorporated herein by reference.

AND GRANTOR DOES HEREBY FURTHER covenant and bind herself, together with her heirs and representatives, to warrant and forever defend the title to the said real property and to the **Grantee**, his heirs, successors and assigns, against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, the Grantor have caused this Warranty Deed to be executed this 28 day of November 2018.

Ronda Read Taylor

RONDA READ TAYLOR a/k/a
RONDA F. TAYLOR

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of November, in the year 2018, before me, the undersigned, personally appeared Ronda Read Taylor a/k/a Ronda F. Taylor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it for the purposes contained therein.

Notary Public

My Commission Expires: 11-3-20

DAVID E. HIGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Brenda Taylor
Affiant

Subscribed and sworn to before me this 28 day of November, 2018.

Notary Public

My Commission Expires: 11-3-20

DAVID E. HIGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020