THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8782-WE

Karen Johnson
Batch # 1306867
08/08/2025 10:18:06 AM
Fees: $13.00 Taxes: $444.00

Davidson County
DEEDWARR
2 pgs

20250808-0063053

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Piratas Jr LLC., a Tennessee limited liability company	NEW OWNER	
4112 Baldwin Arbor		078-00-0-017.02
Nashville, TN 37215		
(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, **Cynthia Taylor, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Piratas Jr LLC., a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, September 16, 1964, as follows:

Beginning at an old iron pin on the Easterly margin of Old Hickory Boulevard in the Northerly line of the Lucy Betty West property, said line being fixed by an agreement between Joe W. Collier, et al, and Lucy Betty West by instrument of record in Book 3810, Page 390, Register's Office for said County; thence with the Easterly margin of said Boulevard North 4 degrees 05 minutes West 250 feet; thence South 87 degrees 00 degrees East 523 feet to an iron pin; thence South 4 degrees 05 minutes East 250 feet to an iron pin in the Northerly line of the West property; thence with said line and an old fence North 87 degrees 00 minutes West 523 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Charles Leon Taylor and wife, Zanie Louise Taylor, by Deed from Joe Collier and wife, Ruth W. Collier and Lewis W. Collier and wife, Dale Collier, of record in Book 3814, Page 653, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Zanie Louise Taylor by Deed from Charles Leon Taylor, of record in Book 6215, Page 170, Register's Office for Davidson County, Tennessee.

Zanie Louise Taylor died, testate, on January 9, 2014. The Last Will and Testament of Zanie Louise Taylor was probated in the Seventh Circuit Court for Davidson County, Tennessee Probate Division in Docket No. 14P-161. Regina Louise Wheeler, a/k/a Regina Louise Simpkins, and Cynthia Taylor, a/k/a Cynthia Dyer Taylor a/k/a Cynthia Lee Dyer, are the devisees of the herein described property pursuant to the Last Will and Testament of Zanie Louise Taylor. The herein named Grantors have never lived at the above-described property as married persons and said property is not a marital asset.

Being the same property conveyed to Cynthia Taylor, single by Quitclaim deed from Regina Wheeler, married and Cynthia Taylor, single of record in Instrument No. 20210519-0067706 Register's Office for Davidson County, Tennessee, dated 5/12/2021 and recorded on 5/19/2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 0 Old Hickory Boulevard Nashville, Tennessee 37218.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is _X_ unimproved __ improved property known as **0 Old Hickory Boulevard, Nashville, TN 37218**

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 our hands this the 7 day of August, 2025.

Cynthia Taylor

Cynthia Taylor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia Taylor,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of August, 2025.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON