WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320283 DEEDWARR
09/09/2025 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $619.75
20250909-0072064

File No. MM-25-10837

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY

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 NUMBER
Dorothy Savage Davis	New Owner	
(NAME)	(NAME)	
214 Old Hickory Boulevard #132		142-04-0A-132.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Lisa L. Smith, Jennifer L. Burke and Tyler W. Smith, Trustees of the Audrey Jacobus-Taeubner Family Trust dated May 18, 2011**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy Davis, an 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. 132 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl G. Taeubner, married by Warranty Deed from William Jeffrey Burns, unmarried of record in Instrument No. 20050520-0057372 Register's Office for Davidson County, Tennessee, dated May 16, 2005 and recorded on May 20, 2005.

Being the same property conveyed to Lisa L. Smith, Trustee for The Audrey Jacobus-Taeubner Trust dated May 18, 2011 by Quitclaim Deed from Carl G. Taeubner of record in Instrument No. 20111013-0079790 Register's Office for Davidson County, Tennessee, dated September 12, 2011 and recorded on October 13, 2011.

This is property more commonly known as 214 Old Hickory Boulevard #132, 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

Witness my/our hand this 4th day of Sept, 2025.

Audrey Jacobus Taeubner Trust dated May 18, 2011

Jennifer L. Burke, Trustee

By: Jennifer L. Burke, Trustee

STATE OF New York
COUNTY OF Albany

On this 4th day of Sept, 2025, before me personally appeared Jennifer L. Burke, Trustee of Audrey Jacobus Taeubner Trust dated May 18, 2011, 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 4th day of Sept 2025.

Notary Signature
My commission expires: 4/22/29

CATHERINE PURDUM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PU0036415
Qualified in Montgomery County
My Commission Expires 04/22/2029

Witness my/our hand this 3rd day of September, 2025.

Audrey Jacobus Taeubner Trust dated May 18, 2011

By: Tyler W. Smith, Trustee

STATE OF Texas
COUNTY OF Bell

On this 3rd day of September, 2025, before me personally appeared Tyler W. Smith, Trustee of Audrey Jacobus Taeubner Trust dated May 18, 2011, 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 3rd day of Sept, 2025.

Notary Signature
My commission expires: 5/5/2026

DELIA DRISCOLL
Notary Public, State of Texas
Comm. Expires 05-05-2026
Notary ID 124162370

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 12th day of August, 2025.

Audrey Jacobus Taeubner Trust

By: Lisa L Smith
Lisa L. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2025, before me personally appeared Lisa L. Smith, Trustee of Audrey Jacobus Taeubner Trust, 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 12th day of August, 2025.

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary Signature
My commission expires:

I Lisa Allard, 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 September 9, 2025

Lisa Allard September 9, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this September 9, 2025.

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary