WARRANTY DEED

Karen Johnson
Batch # 1371011
01/20/2026 08:43:37 AM
Fees: $18.00 Taxes: $721.50

Davidson County
DEEDWARR
3 pgs

20260120-0004236

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/6/28

(AFFIX SEAL)

W-JT-25-1009

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose Manuel Lara and Sandra Ruiz	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**052-07-0-031.00**
2000 Jones Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN TAYLOR, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE MANUEL LARA AND SANDRA RUIZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING Lot No. 4 of Block "A" on the unrecorded Map of Home Acres Subdivision by the Laymen Foundation, and described as follows:

BEGINNING at a point in the north margin of Neely's Bend Road at the corner of Lot Nos. 4 & 5; thence with the line between said lots northerly 269.7 feet to an iron pin; thence easterly along the back line of said Lot No. 4 for a distance of 100 feet to an iron pin; thence southerly along a line, the same being the boundary line of Lots 3 and 4 for a distance of 275 feet to an iron pin in the margin of Neely's Bend Road; thence in a westerly direction along the margin on Neely's Bend Road for a distance of 48.5 feet to an iron pin; thence northerly for a distance of 5 feet to an iron pin; thence westerly for a distance in a line for a distance of 51.5 feet to an iron pin, the same being the point of beginning.

LESS AND EXCEPT that portion of land conveyed to the Metropolitan Government of Nashville and Davidson County by Warranty Deed of record in Instrument 20061009-0124842, Register's Office for Davidson County, Tennessee, described as follows:

Commencing at a point on the present Right of Way of Neelys Bend Road, 30.81 feet left of the centerline station 12+89.05 for project 06-R-02, said point being the Point of Beginning.

Thence; N 06 deg. 48 min 08 sec E a distance of 4.51 feet;
Thence; S 64 deg. 01 min 54 sec E a distance of 98.22 feet;
Thence; S 06 deg. 48 min 08 sec W a distance of 9.93 feet;
Thence; N 63 deg. 57 min 33 sec W a distance of 48.48 feet;
Thence; N 26 deg. 02 min 27 sec E a distance of 5.00 feet;
Thence; N 63 deg. 57 min 33 sec W a distance of 51.52 feet;
to the point of commencing; containing 658 square feet, more or less.

Being the same property conveyed to John Taylor by Quitclaim Deed from James B. Snyder relinquishing his life estate, dated January 07, 2018 and recorded January 09, 2019 in Instrument No. 20190109-0002352, Register's Office of Davidson County, Tennessee. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Right of way Acquisition and Temporary Construction Easement of record in Instrument Number 20061009-0124842, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 Neelys Bend Rd, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th DAY OF JANUARY, 2026.

John Taylor

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of January, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 1/14/26.

Date

Affiant Signature

1/14/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of January, 2026.

Notary's Signature

My Commission Expires: 05/08/28

Date

Notary's Seal (if on paper)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028