Karen Johnson Davidson County
Batch# 1390690 DEEDWARR
03/10/2026 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $4,662.00
20260310-0018930

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $1,260,000.00.

Affiant

Subscribed and sworn before me this the 9 day of March, 2026.

Notary Public
My commission expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James R. Taylor	Towne Mortgage Company	154-00-0 285.00
Erin Harbeck Taylor		
8756 Poplar Creek Road	P.O. BOX 7063	
Nashville, TN 37221	Troy, MI 48007-7063	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALBERT ANTHONY DIFIORE AND ERIN KATHERINE DIFIORE, HUSBAND AND WIFE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES R. TAYLOR AND ERIN HARBECK TAYLOR, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, bounded in general by Poplar Creek Road on the south; Imoline Watson remainder on the west and north and Danny George Sullivan on the east, being Lot 1 of the Imoline Watson Subdivision, of record in Book 11190, page 112, Register's Office for Davidson, more particularly described as follows:

Beginning at an iron pin set on the north margin of Poplar Creek Road (25' from the center) in the west line of Danny George Sullivan (ref. deed book 8040 page 819 R.O.D.C.) thence leaving Sullivan and with the margin of said road S 88 degrees 03 minutes 42 seconds W 240.87' to an iron pin set; thence with a curve to the left having the following characteristics: Delta=00 degrees 57 minutes 50 seconds; radius=653.79'; arc= 11.00'; tangent= 5.50'; chord=S 87 degrees 34 minutes 47 seconds W 11.00' to an iron pin set on the east side of a driveway; thence leaving Poplar Creek Road and with the east margin of said drive N 34 degrees 55 minutes 48 seconds W 22.06' to an iron pin set; thence N 17 degrees 59 minutes 13 seconds W 93.64' to an iron pin set; thence N 07 degrees 36 minutes 59 seconds W 61.23' to an iron pin set; thence N 19 degrees 12 minutes 10 seconds E 43.63' to an iron pin set; thence leaving the drive N 88 degrees 08 minutes 59 seconds E 115.09' to an iron pin set; thence N 19 degrees 01 minutes 52 seconds E 151.12' to an iron pin set on the east side of the aforementioned drive; thence with the drive N 26 degrees 42 minutes 47 seconds, E 54.12' to an iron pin set; thence leaving the drive and crossing a drain S 88 degrees 57 minutes 56 seconds E 105.52' to an iron pin set in the west line of the aforementioned Danny George Sullivan; thence with Sullivan's west line S 01 degrees 02 minutes 04 seconds W 393.51' to the point of beginning, containing 2.00 acres, more or less, according to a survey by Randolph L. Chapdelaine R.L.S. # 1444, 7111B Sweetgum Drive, Fairview, TN 37062, and dated June 21, 1999.

Being the same property conveyed to Albert Anthony DiFiore and Erin Katherine DiFiore, husband and wife as joint tenants with full rights of survivorship, by Quitclaim Deed from Thomas Albert DiFiore, unmarried, dated 3/23/2020 and recorded 5/7/2020 in Instrument No. 20200507-0047611, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Albert Anthony DiFiore and Erin Katherine DiFiore, husband and wife as joint tenants with full rights of survivorship, and Thomas Albert DiFiore, a single person, by Warranty Deed from Dwight T. Derringer and wife, Misti Derringer, dated 4/17/2018 and recorded 4/20/2018 in Instrument No. 20180420-0037601, in the Register's Office of Davidson County, Tennessee. Albert Anthony DiFiore is one and the same as Albert DiFiore. Erin Katherine DiFiore is one and the same as Erin DiFiore.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8756 Poplar Creek Road, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9 day of March, 2026.

Albert Difiore by Jenny West
Albert Anthony DiFiore by Jenny West as Attorney-in-Fact
Attorney in fact

Erin Difiore by Jenny West
Erin Katherine DiFiore by Jenny West as Attorney-in-Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared by Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Albert Anthony DiFiore by Specific POWER OF ATTORNEY dated 02/24/2026, and who acknowledged that he executed the same as the free act and deed of Albert Anthony DiFiore.

Witness my hand and official seal this 9 day of March, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared by Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erin Katherine DiFiore by Specific POWER OF ATTORNEY dated 02/24/2026, and who acknowledged that he executed the same as the free act and deed of Erin Katherine DiFiore.

Witness my hand and official seal this 9 day of March, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/9/2026. (date of document).

Affiant Signature

3/9/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

