Karen Johnson Davidson County
Batch# 1405954 DEEDWARR
04/15/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260415-0030987

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00

Affiant

Subscribed and sworn to before me this 15th day of April, 2026.

Notary Public
My commission expires: 2-27-28

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Susan Jill Magidson 170 Wheeler Avenue Nashville, TN 37211	SAME	133-07-0-203

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Clinton Roy Taylor and Nancy Perrott Taylor, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Susan Jill Magidson, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 19 on the Plan of Farley Heights, Second Addition of record in Plat Book 2330 Page 100, 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 Clinton Roy Taylor and Nancy Perrott Taylor, husband and wife, by virtue of a deed from Jason Gullo recorded on October 1, 2024 as Instrument #20241001-0076105 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

3. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

4. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.

5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

7. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.

8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records are shown in Schedule B.

9. All matters appearing on the plan of Farley Heights of record in Plat Book 2330 Page 100 Register's Office for Davidson County, Tennessee.

This property is improved property known as 160 Wheeler Avenue, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of April, 2026.

Clinton Roy Taylor

Nancy Perrott Taylor

STATE OF Pennsylvania
COUNTY OF Westmoreland

On this 14th day of April, 2026, before me personally appeared Clinton Roy Taylor and Nancy Perrott Taylor, 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 14th day of April, 2026.

Notary Signature
My commission expires: January 25 2029

Commonwealth of Pennsylvania - Notary Seal
Jennifer S. Shaffor, Notary Public
Indiana County
My commission expires January 25, 2029
Commission number 1390975
Member, Pennsylvania Association of Notaries

I, Amy Cross Nance, 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 this 15th day of April 2026

Dated 4-15, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 15th day of April, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL