Karen Johnson Davidson County
Batch# 1451231 DEEDWARR
07/23/2026 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20260723-0067003

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2026.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G26-26368

ROBERT CONNOR WHITAKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON COMMISSION EXPIRES FOREVER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Evergreen Ventures, LLC (NAME)	NEW OWNER (NAME)	071-09-0-045.00
500 Westover Drive #31073 (STREET ADDRESS)	(STREET ADDRESS)	
Sanford, NC 27330 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Taylor Family Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evergreen Ventures, LLC, a Kentucky 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:

Beginning at a point on the northerly margin of Old Whites Creek Pike, now Lock Road, said point being 595.7 feet east of the intersection of Page Avenue; thence in an easterly direction along the northerly margin of Old Whites Creek Pike, 110 feet to a point; thence north 38°, 30' east 216 feet along an old fence; thence North 15° West 10 feet with said fence; thence North 48° 15' West 102.2 feet to a point; thence south 38° 12' West 217.8 feet to the northerly margin of Old Whites Creek Pike, the point of beginning.

Being part of the same property conveyed to Taylor Family Properties, LLC, by Quitclaim Deed dated October 24, 2007 from Ricky C. Taylor, Jr., Amanda Leigh Taylor and William Samuel Taylor, recorded October 30, 2007, in Instrument Number 20071030-0128079, in the Register's Office of Davidson County, Tennessee.

Amanda Leigh Hewitt and Amanda Leigh Taylor being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 0 Lock Road, Nashville, TN 37207.

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. Whenever 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 22nd day of July, 2026.

Taylor Family Properties, LLC, a Tennessee Limited Liability Company

By:_____
Amanda Leigh Hewitt, fka Amanda Leigh Taylor, Member

By:_____
Ricky C. Taylor, Jr., Member

By:_____
William Samuel Taylor, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of the state and county mentioned, the within named Amanda Leigh Hewitt, Ricky C. Taylor, Jr., and William Samuel Taylor, Members of Taylor Family Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the Members of Taylor Family Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Members for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 22nd day of July, 2026.

_____
Notary Signature

My commission expires:_____

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 7/22/26.

Date

Affiant Signature

7/23/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of July, 20 26.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

