Karen Johnson Davidson County
Batch# 1455907 DEEDWARR
08/05/2026 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20260805-0072124

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,800,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/31/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 10076-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Fulton Jack Taylor and Blair Taylor	**First Horizon Bank**	144-03-0-029
1084 Lynnwood Boulevard	**12719 Cantrell Road, Ste 200**	
Nashville, TN 37215	**Little Rock, AR 72223**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Johnny Hubert Garrison, III and Lindsay Garrison, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fulton Jack Taylor and Blair Taylor, husband and wife

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Chickering Hills, Section Two, as of record in Plat Book 2331, Page 137, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Johnny Hubert Garrison, III and Lindsay Garrison, husband and wife by Warranty Deed from Albert C. Kiegel and Janet K. Crecelius Kiegel, husband and wife of record in Instrument No. 20210812-0108839 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1084 Lynnwood Boulevard Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on July 30th, 2026.

Johnny Hubert Garrison, III

Johnny Hubert Garrison, III

Lindsay Garrison

Lindsay Garrison

STATE OF Texas

COUNTY OF Parker

Personally appeared before me, **by audio-visual communication,** an online Notary Public of said County and State, Johnny Hubert Garrison, III and Lindsay Garrison, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 30th, 2026.

Palursa Shepard

Notary Public

Palursa Shepard

NOTARY PUBLIC STATE OF TEXAS

Palursa Shepard

ID NUMBER
134095343
COMMISSION EXPIRES
December 7, 2026

My Commission Expires: 12/07/2026

Electronically signed and notarized online using the Proof platform.

File #: 10076-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Luke Martin, 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 **July 30th, 2026**.

Date

LL Mt

Affiant Signature

08/03/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **August**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/2026

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)