Karen Johnson Davidson County
Batch# 1471607 DEEDWARR
09/10/2026 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20260910-0084197

PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64606
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Michael Taylor<br>Caroline Taylor<br>5006 Churchill Drive<br>Nashville, TN 37211 | New Owner |

**TAX MAP PARCEL NUMBERS:** 14709001100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$840,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caroline Adkins and Jonathan Adkins, a married couple**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Taylor and Caroline Taylor, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Crievewood of record in Book 2331, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Fossett, a married man, by Warranty Deed from Andrea Thornton Longnotti and David Andrew Longnotti, a married couple, dated December 29, 2021, and recorded on January 5, 2022, of record in Instrument no. 20220105-0001550, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20250124-0005639m said Register's Office, subject property was conveyed to Caroline Adkins and Jonathan Adkins, a married couple.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 99, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

**This is improved property, known as 5006 Churchill Drive, 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 9th day of September, 2026.

Caroline Adkins

Jonathan Adkins

**State of Tennessee**

**County of Davidson**

On this 9th day of September, 2026, before me the undersigned authority, personally appeared Caroline Adkins and Jonathan Adkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary

My Commission Expires:

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $840,000.00.

Affiant

Sworn and subscribed before me this 9th day of September, 2026.

Notary

My Commission Expires: 2/23/30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 9-9-26 (date of document).

Affiant Signature

9-9-26
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY