Karen Johnson
Batch # 1472724
09/15/2026 01:57:18 PM
Fees: $13.00 Taxes: $1,147.00

Davidson County
DEEDWARR
2 pgs

20260915-0085718

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WG-P3-26-3822

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Talbott	**Dart Bank**	
(NAME)	(NAME)	**059 14 0 122.00**
3822 Atwell Dr	**PO BOX 40**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Mason, MI 48854**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARCUS ANTHONY BLACK, EXECUTOR OF THE THE ESTATE OF EULA PEARL BLACK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN TALBOTT, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 66 on the Plan of HAYNES MANOR SECTION 1, as of record in Book 3600, Page 85, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 66 fronts 83.3 feet on the Northerly side of Atwell Drive and extends back 162.5 feet on the Easterly line and 163.03 feet on the Westerly line, which is a broken line to a dead line in the rear, measuring 73.6 feet thereon.

Being the same property conveyed to William Thomas Black and wife, Eula Pearl Black, by Warranty Deed from James T. McLean and wife, Carole L. McLean, of record in Book 3998, Page 679, in the Register's Office of Davidson County, Tennessee, dated March 16, 1966 and recorded March 22, 1966.

The said William Thomas Black died on April 02, 2003, then Eula Pearl Black died October 05, 2025, testate, devising subject property to Marcus Anthony Black, Courtney Ermalene Black Artis, Paul Clayton Black, and Kimberly Ann Black Talbott. See Probate Case No. 25P-2080, Davidson County Circuit Court.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haynes Manor, Section 1, as recorded in Plat Book 3600, Page(s) 85.
- Covenants, Conditions and Restrictions as set forth in Outline of Restrictive Covenants recorded in Book 3829, Page 720, as amended in Book 3840, Page 404.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3822 Atwell Dr, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF SEPTEMBER, 2026.

The Estate of Eula Pearl Black

BY: Marcus Anthony Black, Executor
Marcus Anthony Black
Executor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS ANTHONY BLACK, EXECUTOR of the THE ESTATE OF EULA PEARL BLACK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of September, 2026.

Notary Public
My Commission Expires: 05/16/2027
(SEAL)

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 09/10/26.

Affiant Signature September 15, 2026

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2026.