Davidson County DEEDQC
Recvd: 07/11/14 09:14 3 pgs
Fees:17.00 Taxes:0.00
20140711-0061087

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Greg C. Taylor and Ashland L. Smith	Greg C. Taylor and Ashland L. Smith	06112017700
1215 Greenland Ave.	1215 Greenland Ave.	
Nashville TN, 37216	Nashville TN, 37216	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Greg C. Taylor, married, Janet F. Dunigan, married, and Larry W. Taylor, married, Heirs of Virginia L. Taylor, hereinafter referred to as the "GRANTOR" and Greg C. Taylor, married, and Ashland L. Smith, unmarried, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Greg C. Taylor, married, Janet F. Dunigan, married, and Larry W. Taylor, married, Heirs of Virginia L. Taylor has this day quitclaimed unto Greg C. Taylor and Ashland L. Smith, unmarried, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 1215 Greenland Ave. Nashville, TN 37216, County of Davidson

Being Lot No. 4 on the Plan of John L. Kennedy's Unrecorded Subdivision of the east end of lot No. 3 of the Williams land or Sallie W. Love Tract, described according to a survey made by W.B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Greenland Avenue, 194 feet west of the westerly margin of Kennedy Avenue, as shown on the map of Greenland Estates, of record in Book 974, Page 13, Register's Office for said County, said point being the corner of lots Nos. 4 and 5; thence with the line between said two lots, northwardly 418.5 feet; thence westerwardly 100 feet to the corner of lots Nos. 3 and 4; thence with the line between said two lots, southwardly 416.7 feet to the northerly margin of Greenland Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

Being the same property conveyed to C.N. Taylor and wife, Virginia B. Taylor by deed from K.W. McQuiddy and wife, Helen M. McQuiddy dated 4/11/1947 filed of record in Book 1472, Page 338, said Register's Office. The said C.N. Taylor died 12/31/2005, predeceasing Virginia B. Taylor, who died 2/11/2007. Property passed to Virginia's heirs, Larry W. Taylor, Janet F. Dunigan and Greg C. Taylor.

THIS PROPERTY IS NOT THE PRIMARY RESIDENCE OF ANY OF THE GRANTORS' SPOUSES.

Tax Map and Parcel ID is as follows 06112017700

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 10 day of July, 2014 .

Greg C. Taylor

Janet F. Dunigan

Larry W. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State , Greg C. Taylor, Janet F. Dunigan and Larry W. Taylor, Heirs of Virginia L. Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 10 day of July, 2014.

Notary Public

Commission Expiration 1-26-16

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer 0.00.

Affiant

Subscribed and sworn to before me this 10 day of July, 2014.

Notary Public
Commission Expiration
1-26-16

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Kristen Short, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, RITA B MITCHELL a notary public for this county and state, Kristen Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell
Notary's Signature

My Commission Expires: 1-5-2014

Notary' Seal (if on paper)

