Davidson County DEEDQC
Recvd: 06/05/17 12:34 4 pgs
Fees:22.00 Taxes:0.00
20170605-0055840

Commitment Number: 1704055

After Recording Return To:
TerraTitle, LLC, 7601 Paragon Road – Suite 300, Centerville, Ohio 45459

This Instrument Prepared By:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569

New Property Owner/Mail Tax Statements To:
Brian Leon Taylor and Gina Lane Taylor, 638 Westboro Drive, Nashville, Tennessee 37209

Derivation: Book 7367, Page 820

Property Appraisal (Tax/APN) Parcel Identification Number: 090 12 0 228.00

QUITCLAIM DEED

This Deed is being executed and recorded for the purpose of correcting the Grantee's name in a prior Deed. This is a QuitClaim Deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

BRIAN LEON TAYLOR and GINA LANE HALL now known as GINA LANE TAYLOR, husband and wife, hereinafter Grantors, of Davidson County, Tennessee, without consideration paid, grant and quitclaim to **BRIAN LEON TAYLOR and GINA LANE TAYLOR,** husband and wife, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, hereinafter Grantees, whose tax mailing address is 638 Westboro Drive, Nashville, Tennessee 37209, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE: BEING LOT EIGHT (8), WESTBORO, SECTION 5, OF RECORD IN PLAT BOOK 3300, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS BEING MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. SUBJECT TO RESTRICTIVE COVENANTS OF

RECORD IN BOOK 3247, PAGE 333, AND BOOK 3309, PAGE 165, REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 638 WESTBORO DRIVE, NASHVILLE, TENNESSEE 37209

PARCEL NUMBER: 090 12 0 228.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable. The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior Instrument Reference: Book 7367, Page 820

Executed by the undersigned on May 27, 2017:

Brian Leon Taylor
BRIAN LEON TAYLOR

Gina Lane Hall now known as Gina Lane Taylor
GINA LANE HALL
now known as
GINA LANE TAYLOR

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 27, 2017, by **BRIAN LEON TAYLOR and GINA LANE HALL now known as GINA LANE TAYLOR,** husband and wife, who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

Dotty Harper
NOTARY PUBLIC

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

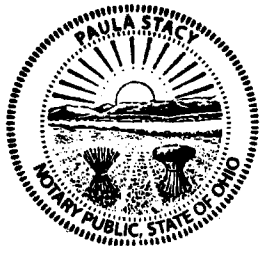
Executed by the undersigned on May 27th, 2017:

Angela L Ward
AFFIANT

Angela L Ward
PRINT NAME

STATE OF OHIO
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me on May 27th, 2017, by Angela L. Ward, who is personally known to me or has produced — as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.



PAULA STACY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 2/14/2021

Paula Stacy
NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, **ANGELA L. WARD**, Vice President of TerraTitle, LLC, do hereby make oath that I am the custodian of the original 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.

ANGELA L. WARD VP
TERRATITLE, LLC

State of Ohio }
}
County of Montgomery }

The foregoing instrument is acknowledged before me, **PAULA STACY, NOTARY PUBLIC**, on May 27th, 2017, by **ANGELA L. WARD, VICE PRESIDENT OF TERRATITLE, LLC**, who is personally known to me, and the aforementioned person further acknowledges that her signature is her free and voluntary act for the purposes set forth in this instrument.

PAULA STACY
NOTARY PUBLIC
COMMISSION EXPIRES FEBRUARY 14, 2021

PAULA STACY
NOTARY PUBLIC, STATE OF OHIO

PAULA STACY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 2/14/2021