Quitclaim Deed

File #17500

Bill Garrett Davidson County
Batch# 1701 DEEDQC
09/18/2017 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20170918-0095135

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREG FAIRBEARN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Taylor	New Owner	06115037700-
(NAME)	(NAME)	
908A Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Kingswood Ave, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connie Taylor and Mark Taylor, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly 25 feet of Lot 269 of the southerly 25 feet of Lot 270 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said parts of 269 and 270 front together 50 feet on the easterly side of Kingwood Avenue, formerly "B" Street and runs back between parallel lines 207.4 feet to a dead line.

Being the same property conveyed to Kingswood Ave, LLC by Special Warranty deed from ACP 4, LLC, dated 3/14/2014 and filed of record in Instrument No. 20140324-0023652, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 3802 Kingwood Ave, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 6th day of September, 2017.

Kingwood Ave, LLC

By: Connie Taylor, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Connie Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Sole Member of Kingswood Ave, LLC the within named bargainor, a Tennessee limited liability company and that she as Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as the Sole Member.

Witness my hand and seal this 7th September, 2017.

NOTARY PUBLIC

11/6/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017