Bill Garrett Davidson County
Batch# 19851 DEEDQC
10/31/2017 03:18:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171031-0111682

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roberta L. Taylor **6347 Columbia Avenue** **Nashville, TN 37209**	**SAME**	**091 13 0 039 00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Suzanne Taylor Trotter and Sylvia Taylor Wilson

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Roberta L. Taylor

HEREINAFTER called the GRANTEE, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 of Block "H" on the Final Map of Crolywood Subdivision, Section II, of record in Book 1130, page 100, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Columbia Avenue at the corner of Lots Nos. 1 and 2; thence with the line between Lots Nos. 1 and 27, westerly 94.9 feet to the east margin of Buckner Place; thence with the margin of the same, northerly 120 feet to the beginning of a curve; thence around said curve, northeasterly 47.12 feet to the south margin of Columbia Avenue thence with the margin of the same, easterly 60 feet to the point of beginning.

Being the same property conveyed to Robert Earl Taylor and wife, Barbara B. Taylor, by warranty deed of record in Book 2735, page 299, Register's Office for Davidson County, Tennessee.

Further being the same property inherited by Suzanne Taylor Trotter, Sylvia Taylor Wilson, and Roberta L. Taylor as the sole heirs of Barbara B. Taylor, aka Barbara Sue Taylor, who died intestate on May 13, 2016, as referenced by Affidavits of Heirship, Instrument No 20171031-0111680 and 20171031-0111681, Robert Earl Taylor having predeceased her.

Subject to restrictions of record in Book 1372, page 665, and in Book 1358, page 1431, Register's Office for said County; and subject to conditions set out in Plan of record in Book 1130, page 100, said Register's Office; and subject to all applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

This is improved property known as 6347 Columbia Avenue, Nashville, Tennessee, 37209.

WITNESS MY HAND this the 20 day of October 2017.

Suzanne Taylor Trotter

Suzanne Taylor Trotter

WITNESS MY HAND this the 20 day of October, 2017.

Sylvia Taylor Wilson

Sylvia Taylor Wilson

STATE OF TENNESSEE
COUNTY OF Robertson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **SUZANNE TAYLOR TROTTER,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30 day of Oct, 2017.

BRANDON McMURTRY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC
My Commission Expires: Jan 26, 2021

STATE OF TENNESSEE
COUNTY OF Robertson

My Commission Expires Jan. 26, 2021

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **SYLVIA TAYLOR WILSON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30 day of Oct, 2017.

BRANDON McMURTRY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires Jan. 26, 2021

NOTARY PUBLIC
My Commission Expires: Jan 26, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2017.

DONALD K. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

NOTARY PUBLIC
My Commission Expires: May 6, 2019