This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Y Johnson Davidson County
Batch# 144535 DEEDQC
09/24/2018 02:37:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180924-0094527

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
William Neil Taylor and wife,	Same	15D-53885
Amanda Taylor		Map 72-8
341 View Ridge Drive		Parcel 183
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **WILLIAM NEIL TAYLOR** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **WILLIAM NEIL TAYLOR and wife, AMANDA TAYLOR** and their successors, heirs and assigns. The real estate is described as follows:

Being Lot No. 237 on the Map of Dalewood, Section IV, of record in Book 1835, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 237 fronts 61 feet on the easterly side of Fernwood Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Karen S. Taylor by Warranty Deed from Josephine R. Dobbs, unmarried, of record in Book 4817, Page 157, Register's Office for Davidson County, Tennessee. The said Karen S. Taylor died on May 13, 2018, a resident of Davidson County, Tennessee, and the above described property was conveyed to William Neil Taylor by Affidavit of Heirship of record in Instrument No. 20180612-0056441, Register's Office for Davidson County, Tennessee on June 12, 2018.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 24TH day of September, 2018.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022

This is improved property known as 2317 Fernwood Drive, Nashville, TN 37216.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 24TH day of September, 2018.

WILLIAM NEIL TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM NEIL TAYLOR**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of September, 2018.

NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022