QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 149299 DEEDQC
10/04/2018 03:53:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181004-0098845

WILLIAM E GRONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ricky Dale Taylor and Deborah Taylor	**Same**	**053090B01800CO**
(NAME) **1607 Lillian Street**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RICKY DALE TAYLOR, UMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

RICKY DALE TAYLOR AND WIFE, DEBORAH TAYLOR ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 311, ON THE PLAN OF EDGEFIELD LAND COMPANY'S SECOND OR SPRING SUBDIVISION, OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 311 FRONTS 50.0 FEET ON THE NORTHERLY MARGIN OF LILLIAN STREET AND EXTENDS BACK BETWEEN PARALLEL LINES, 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RICKY DALE TAYLOR, BY WARRANTY DEED FROM JOSEPHINE D. DOUBLEDAY AND HUSBAND, B. B. DOUBLEDAY, JR., OF RECORD IN BOOK 7975 PAGE 971, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1607 Lillian Street, Nashville, TN 37206**

Witness our hands this the 1 day of October, 2018.

RICKY DALE TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICKY DALE TAYLOR,** the within named bargainor, 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, this the 1 day of October, 2018.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY