THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2018-1559	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Charles J Taylor Jr *Affiant* Sworn to and subscribed to before me this 17 day of Jan 20 19. *Notary Public* *My commission expires:* 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

Name and Address of New Owner:
Charles J. Taylor Jr. and Tiffany Linell Luckett
1559 Lincoya Bay Drive
Nashville, TN 37214

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
1559 Lincoya Bay Drive Nashville, TN, 37214	109050D03000

Karen Johnson Davidson County
Batch# 184972 DEEDQC
01/17/2019 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190117-0005028

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles J. Taylor, Jr., married,** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Charles J. Taylor Jr. and Tiffany Linell Luckett, husband and wife,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit No. 1559 on the Plan of The Cottages At Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 21-101, et seq., as amended Tennessee Code Annotated, and as established by Declaration for Covenants, Conditions, and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements of record in Instrument No. 20040628-0076712 and supplementary declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said

unit as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Cottages at Williams Bend Townhouses of placement of units as shown Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20050923-0114373, said Registers Office, for a more complete description.

Being the same property conveyed to Charles J. Taylor, Jr., married by Warranty Deed from Paul M. Myers, unmarried dated November 1, 2013 and recorded November 05, 2013 in Instrument No. 20131105-0114792, Register's Office for Davidson County, Tennessee. The said Charles J. Taylor Jr. was married in Instrument 20131105-0114792, said Register's Office, to Lydia Taylor. Charles J. Taylor, Jr. and Lydia Taylor have since divorced.

The said Lydia Taylor joins in the execution of this document to convey all her right, title, and interest in the subject property.

WITNESS my hand this 17 day of January, 2019.

Charles J Taylor Jr

Grantor – Charles J. Taylor, Jr.

Taylor

Grantor – Lydia Taylor

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lydia Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 15 day of Jan, 2019.

NOTARY PUBLIC

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

My commission expires: 4-11-2020

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles J. Taylor, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 17 day of Jan., 2019.

NOTARY PUBLIC

My commission expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020