Karen Johnson Davidson County
Batch# 191165 DEEDQC
02/04/2019 09:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190204-0010191

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL180054623LD

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 071 07 0 274.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 28th day of January, 20 19, by and between **Eric Taylor and Phillip Taylor who erroneously acquired title as Philip Taylor, as tenants in common with rights of survivorship**, a mailing address of 508 Twin Oaks Cir., Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Eric Taylor, a married man**, a mailing address of 508 Twin Oaks Cir., Nashville, TN 37211, hereinafter referred to as Grantee(s).
WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 117 Old Trinity Ln., Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20171101-0111895, recorded on 11/01/2017 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Executed this 28th day of January, 2019.

Eric Taylor

Eric Taylor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Eric Taylor** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 28th day of January, 2019.

Steven W. Nordstrom

Notary Public
My Commission expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Executed this 28th day of January, 2019.

Phillip Taylor who erroneously acquired title as Philip Taylor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **jt ~~Philip Taylor~~ the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**Phillip Taylor who erroneously acquired title as Philip Taylor

Witness my hand and seal, at office in Nashville, TN, this 28th day of January, 2019.

Steven W. Nordstrom
Notary Public
My Commission expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 28th day of January, 2019.

Notary Public
My Commission Expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and address for person(s) responsible for taxes:
Eric Taylor
508 Twin Oaks Cir.
Nashville, TN 37211

Name and address of property owner:
Eric Taylor
508 Twin Oaks Cir.
Nashville, TN 37211

LEGAL DESCRIPTION

The following described property:

Lot 2, on the Final Plat, Minor Subdivision, KSSK, LLC, as shown on plat of record in Instrument No. 20170111-0003368, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tax ID/APN#: 071 07 0 274.00

True Copy Certification

I, Lauren Murray, 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.

Lauren Murray

Signature

State of New York

County of Orleans

Personally appeared before me, Christopher Reynolds, a notary public for this county and state, Lauren Murray 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:
03/17/2019

Notary' Seal (if on paper)

CHRISTOPHER REYNOLDS
Notary Public, State of New York
No. 01RE5074576
Qualified in Orleans County
Commission Expires on March 17, 2019