QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 198434 DEEDQC
02/25/2019 10:07:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190225-0016641

Y-FNB-19-1409A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Melissa Jarson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2019.

Stephanie Dame
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DAME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW
2012 21st Ave. S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Beth Taylor	**New Owner**	
(NAME) **1409 A Tremont Avenue**	(NAME)	**105-01-0I-001.00-CO**
(ADDRESS) **Nashville, TN 37212**	(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph K. Taylor, Unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Beth Taylor, Unmarried,** hereinafter called the Grantee, her 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 Unit A as shown in the Declaration of Covenants, Conditions and Restrictions for The Estates at 1409 Tremont of record in Instrument Number 20140813-0073164, as amended in Instrument Number 20150508-0042323, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Joseph K. Taylor and wife, Mary Beth Taylor** of record in **20150729-0074527**, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1409 A Tremont Avenue, Nashville, Tennessee 37212**.

Witness my hand this the 15 day of January, 2019.

Joseph K. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH K. 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:

RUDY TITLE & ESCROW
2012 21st Ave. S
Nashville, TN 37212