Karen Johnson Davidson County
Batch# 212949 DEEDQC
04/02/2019 11:41:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190402-0029761

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Sarah Ann Taylor** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Billdings Group LLC**, (Grantee), a Tennessee limited liability company, all of her rights, title, and interests in the following described real property, to wit:

Land situated in Davidson County, Tennessee, more particularly described as follows:
Being in the 5th Civil District of Said County, and described according to a survey made by E. Davis, Surveyor, dated October 1, 1966, as follows:

Beginning at an iron pin in the east margin of Taylor Road, at the southwest corner of Chester H. Maxwell's property; thence east along Maxwell's south line, 169 feet to a post; thence south along a fence, 75 feet to the northeast corner of the property conveyed to Joe Henry Guthrie and wife, by deed of record in Book 4091, page 67; thence west with this north line 166.3 feet to the east margin of Taylor Road; thence north and with said road, 75 feet to the point of beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Affidavits of Heirship of record at Instrument Number _____ and Instrument No. 201904020029759 201904020029760 in said Register's Office. Being previously convyed to Darrell Taylor by Warranty Deed of record at Instrument No. 200001060002050. Darrell Taylor died intestate on June 9, 2018 leaving his mother as his only blood heir.

IN TESTIMONY WHEREOF I/we have executed this instrument the 29th day of **March, 2019.**

Sarah Ann Taylor
Sarah Ann Taylor

STATE OF TENNESSEE
COUNTY OF HAYWOOD

Personally appeared before me, a Notary Public in and for said state and county, **Sarah Ann Taylor**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **March, 2019.**

Rick Perry
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-29-20

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

For recording information only

STATE OF TENNESSEE
COUNTY OF HAYWOOD

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Sarah Ann Taylor
AFFIANT

SUBSCRIBED AND SWORN before me this the 29th day of **March, 2019.**

Rick Perry
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-29-20

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

PROPERTY ADDRESS:	**4408 Taylor Rd., Nashville, TN 37211**
TAX PARCEL NO.:	**14708003200**
PROPERTY OWNER:	**Billdings Group LLC**
OWNER'S ADDRESS:	**4408 Taylor Rd., Nashville, TN 37211**
MAIL TAX BILLS TO:	owner at owners address

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019