THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1720 West End Avenue, Ste. 530
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

Karen Johnson Davidson County
Batch# 245989 DEEDQC
06/20/2019 09:58:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190620-0059504

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed before me this 19 **day of** June, **2019**

Notary Public

My Commission Expires: 11/17/20

CHRISTINE N. MARON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Eric Taylor	1603 A&B Luton Street	Owner	
508 Twin Oaks Cirls			**071-11-0-019.00**
Nashville, TN 37211	Nashville TN 37207		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Eric Taylor, unmarried** (Grantor), do hereby quitclaim, transfer and convey unto **Eric Taylor, married** (Grantee), his successors and assigns, all of his right, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1603 Luton Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190513-0044950 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Eric Taylor, married by Warranty deed from Regal Homes Company of record in Instrument No. 20160119-0005005 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016. (Value or consideration as shown in aforementioned deed $59,900.00.) Being also known as 1603 A&B Luton St. Nashville, TN 37207..

WITNESS my hand this the 19th day of June, 2019.

Eric Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Eric Taylor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of June, 2019.



NOTARY PUBLIC
My Commission Expires: 3/7/19