QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 253849 DEEDQC
07/08/2019 03:25:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190708-0066394

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-SB-19-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC,
2012 21ST AVENUE SOUTH, NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylormade Contracting, LLC	**New Owner**	
(NAME) **116B Archwood Drive,**	(NAME)	**043-01-0-100.00 AND 043-01-0-100.00**
(ADDRESS) **Madison, TN 37115**	(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP TAYLOR, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 3, Resubdivision of Lot "I", W. P. Ready Subdivision of the E. H. Thornton Tract, as shown on plat of record in Book 8250, Page 286, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property being more particularly described as follows:

Beginning at an iron rod in the Southerly right-of-way of Shannon Avenue, a corner to the property conveyed to Marilyn H. Swinea, of record in Book 4716, Page 435, in the Register's Office of Davidson County, Tennessee; thence with said margin of said right-of-way, North 79 degrees 13 minutes 11 seconds East 250.09 feet to an iron rod, a corner to the property conveyed to Robert J. Martin, of record in Deed Book 7419, Page 511, in said Register's Office; thence, with the line of Martin, South 10 degrees 26 minutes 07 seconds East 271.12 feet to an iron rod; thence, South 79 degrees 55 minutes 10 seconds West 247.94 feet to an iron rod; thence, North 10 degrees 53 minutes 38 seconds West 268.09 feet to the point of beginning and containing 1.5 acres, more or less.

Tract 2:

A parcel of land in Davidson County, Tennessee, being the Easterly 71 feet of the Northerly 289 feet of Lot I, on the corrected Map of the W. P. Ready Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 71 feet on the Southerly side of Shannon Avenue, and extends back between parallel lines, 289 feet to a dead line in the rear.

Being the same property conveyed to Elite Nashville Development, LLC, a Tennessee limited liability company by Warranty Deed from Eugenia Gayle Denny, unmarried of record in Instrument No. 20171004-0101915, Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 4, 2017. (Parcel 1)

Being the same property conveyed to Elite Nashville Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Irene M. Martin, single of record in Instrument No. 20170629-0065574, Register's Office

for Davidson County, Tennessee, dated June 28, 2017 and recorded on June 29, 2017. (Parcel 2)

Being the same property conveyed to Phillip Taylor, unmarried by Warranty deed from Elite Nashville Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190103-0000654 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 03, 2019.

Being the same property conveyed to TaylorMade Contracting, LLC by Quitclaim deed from Phillip Taylor, an unmarried man of record in Instrument No. _____ Register's Office for Davidson County, 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: **0 Shannon Ave, Madison, Tennessee 37115**.

Phillip Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP 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 1st of July, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
RUDY TITLE AND ESCROW
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212